

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name University Heights Township and Historic Landscape

other names/site number Lake Como Orchards

2. Location

street & number 469 Bunkhouse Creek Road

N/A

not for publication

city or town Darby

X

vicinity

state Montana code MT county Ravalli code 81 zip code 59829

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	7	buildings
5		sites
2		structures
		objects
9	7	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural field,
irrigation facility

DOMESTIC: village site, hotel, single dwellings

SOCIAL: clubhouse

RECREATION AND CULTURE: outdoor recreation

Current Functions
(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural field,
irrigation facility, animal facility, agricultural
outbuildings

DOMESTIC: hotel

DOMESTIC: single dwellings

RECREATION AND CULTURE: outdoor recreation

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th and Early 20th Century American

Movements: Prairie School

Materials
(Enter categories from instructions.)

foundation: CONCRETE; WOOD

walls: WOOD; T-1-11 COMPOSITE SIDING

roof: ASPHALT, shingles

other: GLASS; STONE

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The University Heights Community was laid out in 1909 by Frank Lloyd Wright. Wright was engaged by the Como Orchards Land Company (an offshoot of the Bitter Root Valley Irrigation Company) to design a site that would attract eastern university professors and other intellectuals to invest in summer cabins, as well as a for-profit apple orchard. In order to attract the desired clientele the site had to include aesthetically pleasing habitations and communal buildings. Preferably the buildings would be relatively inexpensive to construct, but still innovative and interesting in design. As the venture was for recreation and for profit, the site needed to feature outstanding scenery while still retaining an integral connection to the surrounding agricultural lands.

The site selected for the University Heights township is a high, gently sloping plain on the western side of the Bitterroot valley, a little over a mile north of Darby, Montana. The Bitterroot Mountains abut the landscape to the west, and the Sapphire Mountains are across the valley to the east. A tributary of the Bitter Root Valley Irrigation ditch runs inside the northern and eastern boundary lines of the township. The ditch irrigates the University Heights apple orchard, set out in 1907, at the southeastern corner of the building cluster. In addition to the township and orchard, agricultural fields bordering the property to the east, south, and west were owned must be included as part of this designed historic landscape.

The site retains its original spectacular views. It is backed by the Bitterroot Mountains and looks eastward to the Sapphires. The township also overlooks the now-mature apple orchard to the southeast and the agricultural fields to the east and south. Rising slightly to the north are forested lands and the irrigation creek. Although only two of the original fourteen buildings are extant, many features of Wright's original site design remain. These include the tree-lined circular drive, groves of mature trees, placed rocks and other details. The two original buildings, both retaining significant architectural integrity, also illustrate the logic and character of the larger site plan. Wright combined horizontal building lines and landscaping features, such as rocks, with the intentional verticals of massive rough stone chimneys and culled mature pines. This spatial arrangement insistently orients the eye east across the valley to the Sapphires. The cumulative effect reinforces the majesty of the rocky peaks and tall pines, and the ease of the long, fertile agricultural plains.

Narrative Description

Township Site (constructed 1909-1910, contributing site)

Description

The boundaries of the township comprise an irregularly shaped oblong with roughly six sides. The longest axis runs west-east. The property widens as it moves from west to east, except for a right-angled incision at the southeast corner of the boundary marking the apple orchard off from the township. The plat map, dated 1911, divides the property into eight blocks. Each block contains between 12 and 31 lots of varying sizes. Wright's 1909 plan of the property, published in 1910, conforms to the outlines of the plat map but includes the orchard and fields to the south and southwest. A circular, tree-lined drive enters from the northeast and exits at southeast.

Wright's sketches consist of dozens of cruciform and rectangular buildings arranged in crosses, rectangular rows, or squares, further arranged in reference to a central point. The origin point of the east-west and north-south axis, as placed by Wright, centers the township at the eastern edge of block three, slightly to the east of its true center. The original clubhouse was constructed at this point, with long wings of equal length running north and south and shorter wings of unequal length east and west. The main entry to the clubhouse was located at the central point of the circular drive, on its east. Of Wright's projected 60 cabins, 12 were built, as well as the clubhouse and the manager's office. The manager's office stands on a northwestern edge of the circular drive. The extant cabin sits on the eastern side of the drive, slightly to the north of the center point.

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An overhead photograph from the Montana Cadastral survey, when compared with the plat map and Wright's sketch, conforms to the basic features of original plan. The circular drive is intact and still used, and its northern half is still lined by mature trees. A large modern rectangular garage runs along the property's north-south axis. This garage appears to be on or nearly on the footprint of the original clubhouse, continuing to mark Wright's center point. A modern house east of the circular drive appears to sit on or near the footprint of an original cabin. The irrigation ditch maintains its original contours. Several standing groves of mature trees also conform to those on Wright's sketch. The orchard is extant.

Alterations

Cabins collapsed, burned, or disappeared by other means. The clubhouse was demolished in 1945. Only one original cabin remains, along with the tiny manager's office. The southern half of the circular drive is denuded while other parts of the property have been allowed to reforest. The property has served multiple purposes since 1923, including operating as a work-camp and beef ranch. Of the seven modern buildings on the property, only two (the modern garage and modern house) are placed in any relation to the original layout.

Integrity

The University Heights venture was short-lived and unprofitable. As only twelve cabins were built, much of the township as set out by the plat map and Wright sketch were only envisioned, not realized. Still, the strong orientation axis and the major, regular geometric features of Wright's plan are visible both on the ground and in aerial images. The orientation and geometric features were, furthermore, clearly intended to maximize the aesthetic and practical advantages of this particular piece of land by affording ease of circulation to encourage community, different elevations and carefully planned vegetation to afford privacy, multiple and varied scenic views, and access to work spaces, like the orchard and essential utilities such as water.

Township Landscape (constructed 1909-1910, contributing site)

Description

The existing property shows evidence of thoughtful landscaping including placed rocks, culled groves of trees at varied elevations (to provide privacy for individual habitations), and evenly spaced trees along the main drive. That these serve as intentional design elements is confirmed by comparing Wright's 1910 sketch with existing landscape features. Four definite or very probable elements of the township's original landscaping have been identified: 1) the tree-lined drive; 2) a very large, flat rock placed within a grove of mature trees on the north side of the existing cabin; 3) mature apple trees placed to the south of the extant cabin, and 4) a large round rock placed atop a square rock marking a western corner of the property boundary.

Alterations

At different times in its history parts of the property were allowed to reforest. Elsewhere trees were removed, as on the south side of the circular drive. One hundred years of irregular upkeep has obscured or destroyed an unknown portion of the original landscaping.

Integrity

As Wright preferred to work with the existing elements of a site rather than razing and rebuilding, much of the landscape design reads as suggestive rather than obviously 'built.' Difficulty discerning the intentional from the unintentional is therefore, paradoxically, a sign of the landscaping integrity. The drive affords a very pleasant entry to the property, with even shafts of light punctuating the fully grown pines and allowing partial glimpses of varied scenery. The mature grove of trees likely afforded the cabin some privacy from neighbors to the northeast. The rock, placed horizontally in line with the cabin and at the base of the mature tree, echoes the horizontal planes of the building and the sloping field, in contrast with the trees, stone chimney, and mountain peaks. The apple trees south of the cabin are carefully placed in view of the original windows of the small bedrooms in the cabin's south wing. Lastly, a simple, elemental boundary marker, sphere upon square, exists separating the recreational property from the productive lands.

Bitter Root Valley Irrigation Ditch Tributary (constructed circa 1906-1912, contributing structure)

Though unobtrusively winding around the northern and eastern boundaries of the township, the irrigation ditch is certainly the largest manmade structure on the property. It is also the most important in a practical sense, as it predates, allowed, and was the financial impetus for both the orchard and the subdivision development. It enters the property at the northwest corner, passing to the north of the manager's office before a meandering turn to the south and then southwest to the orchard. The ditch has been incorporated into the township's landscape design. Although on the northern edge of the property, much of the water runs through a corrugated-metal half-pipe; after the southern turn it assumes the form of a

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more natural channel. Several small intentionally placed steps, create gentle man-made waterfalls, and at points simple wooden walkways and trestles straddle the stream. In some places the ditch is lined with rough stone borders.

Circular Drive (constructed 1909, contributing structure)

The circular drive, with its mature, evenly placed pines, is the second largest original structure on the property. It enters the township at the northeast corner, circles in to the original center point of the planned community, then continues its semi-circle toward the orchard at the southeast. Only the northern half of the drive is still forested.

Orchard (planted 1907, contributing site)

The orchard sits in a two-and-a-half acre rectangular plot at the southeast corner of the township, outside the University Heights boundaries. Because the orchard sits at a lower elevation than the township, residents enjoyed the pleasant view of apple blossoms from their west windows, and reflected on both the beauty and potential profit of their investment. The trees, now over one-hundred years old, are broadly distributed in loose rows across the orchard site.

East Agricultural Field (contributing site)

The east agricultural field is in front of the township, at a considerably lower elevation, between the buildings and the Bitterroot Mountains. During the era of historical interest, Robert Morss Lovett, one of the major investors in the University Heights development, owned this field. Lovett kept much of the land in apple orchards, which were watered from the irrigation ditch. A small reservoir sits east of the ditch within the field. The land appears to currently be used for pasture since the removal of the orchards.

South Agricultural Field (contributing site)

Southwest of the orchard lies the south agricultural field. The land sits at a lower elevation than the township site and is currently used to graze cattle.

West Agricultural Field (contributing site)

The west agricultural field lies behind and slightly above the township, just before the slope steeply rises toward the Sapphire Mountains. The field is currently used as a cow pasture.

Cabin (constructed 1909-1910, contributing building)

Exterior Description

This three-bedroom summer cabin was sited and designed by Frank Lloyd Wright in early 1909, and constructed between 1909 and 1910. It is a single-story building with the horizontal lines, ribbons of windows, and overhanging eaves characteristic of Wright's work in this era.

The building's central mass displays a hipped roof running north to south. Two auxiliary wings extend east and west from the central mass. The hipped roof of the west wing intersects with that of the central mass. The south wing also has an intersecting hipped roof, although slightly higher than that of the north wing. But for some small variations and additions, the layout is essentially cruciform. There are three bays at each elevation.

A large stone chimney thrusts upward from the interior of the building. The chimney anchors the central mass, appearing near the hipped intersection at the center of the structure. The roof extends to wide overhanging boxed eaves featuring evenly spaced circular vents and is covered with modern asphalt shingles. The walls are covered in vertical T-1-11 composite siding. The wood-frame building rests on a poured-concrete and aluminum foundation.

West Elevation

This is the rear of the building. A vinyl pedestrian door with a single-lite window over two vertical panels occurs in the left side of the central bay. A poured concrete step leads to a north-south running poured concrete sidewalk. South of the door are two windows, unevenly spaced and off center. The northernmost of the two is a large one-by-one aluminum-frame casement and the southernmost is a smaller one-by-one aluminum-frame casement.

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The southernmost side of the southern bay contains an original five-over-one wood-frame double-hung window with the top sash divided into five lites (two-over-three rectangles placed horizontally). The top sash measures approximately one-third of the window area. North of this window is a small bathroom addition. The addition occurs at the intersection of the south and west wings. The addition wall displays two evenly spaced rectangular one-lite fixed windows located high under the eaves.

Three evenly spaced one-lite aluminum-frame windows occur in the wall of the enclosed porch that extends westward from the north bay (at the intersection of the north and west wings); the porch appears to have been enclosed in the modern era. The roofline of the porch, however, appears original, as it displays the boxed eaves with circular vents characteristic of the rest of the building. A poured concrete sidewalk runs in front of the north bay.

South Elevation

The central bay contains two evenly spaced five-over-one original wood-frame double-hung windows. A centrally placed iron spigot projects from the bottom of the wall.

The east bay/sun-porch extension contains a ribbon of five windows. From east to west, the first four are one-by-one aluminum-frame sliders. Though modern, the windows appear to be set within original structural members. A sillband emphasizes the horizontal ribbon of windows, wrapping around the porch extension. The fifth window in the ribbon is a five-over-one wood-frame double-hung original. The roofline of the porch is likely original, as it displays the boxed eaves with circular vents characteristic of the rest of the building. A wood-frame dimensional-lumber staircase leads to a small porch and the entry door at the west side of the east bay. A modern aluminum storm door protects the original wood door, which contains five rectangular lites (two rectangular horizontal panes over three square panes) over two vertical rectangular lites.

The west bay wall contains an original wood-frame five-over-one double-hung window. A narrow rectangular bathroom addition fits beneath the eaves at the intersection of the south and west wings. A vertically placed rectangular one-lite casement window is set in the wall of the bathroom addition.

East Elevation

This is the front of the building. The protruding central bay/sun-porch extension features a ribbon of six windows, all 1x1 aluminum-frame sliders. Though modern, the windows appear to be set within original structural members. The sillband again emphasizes the horizontal ribbon of windows. Below the windows, slightly off center to the south, is a single plywood pedestrian door accessing storage at the walk-in basement level.

The north and south bays are equal length. The north bay wall contains centered paired five-over-one original wood-frame double-hung windows.

The south bay wall contains a pair of five-over-one original wood-frame double-hung windows; north of this pair of windows is a single three-light wood-frame fixed window. Wood-frame dimensional-lumber stairs and deck lead to entry at the intersection of the south and east wings. A modern concrete pad sits at the base of the stairs. A concrete-block and clay-pipe chimney protrudes from the east slope of the south bay roof.

North Elevation

The central bay contains a pair of five-over-one original wood-frame double-hung windows off-center on the east portion of the elevation and one five-over-one original wood-frame double-hung window off-center to the west. Metal electrical and mechanical boxes are on the western edge of this bay.

The added wall of the porch enclosure on the west bay contains two evenly spaced one-by-one aluminum-frame sliding windows. Centered under these windows is a hatchway door leading to storage under the porch. A poured concrete sidewalk runs in front of the west bay.

The east bay/sun-porch extension displays a ribbon of six windows. From east to west, the first four windows are modern one-by-one aluminum-frame sliders, while the fifth and sixth, at the west end of the east bay, are original five-over-one wood-frame double-hung windows.

Interior Description

A very large, rustic stone fireplace sits at the center of the cruciform building. The larger bottom mass of the fireplace displaying a stone keystone arch is topped by a long horizontal cement lintel/shelf. The stone chimney extends upward

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from the lintel through the roof. The hearth faces east toward the living room and sun porch. Behind the fireplace, the west wing contains a modern kitchen and laundry area as well as the original porch. The north wing has a large bedroom and bathroom and the south wing contains two small bedrooms and a bathroom. Wall and ceiling materials vary from room to room. The kitchen and bathrooms have modern vinyl flooring and the floors of sun porch, living room and bedroom are covered with modern wall-to-wall carpet.

East Wing

The floor plan of the front of the house insistently draws the eye east to the full ribbon of windows of the sun porch and the view of the Sapphire Mountains across the valley. Much of this "wing" actually occupies the central mass of the structure. The stone hearth faces an open living room. The east wall of the living room holds two original wood-frame doors, each with five lites over two vertical rectangular lites. The uppermost five lites consist of two rectangular panes, set horizontally, over three square panes. The doors are flanked on each side by a pair of original five-over-one wood-frame double-hung windows. The easternmost side of the south wall contains an original five-over-one wood-frame double-hung window; to its right is an original five-over-two lite wood frame door, identical to the others, leading to external exit stairs. The west side of the south wall contains two wood doors, each with one square panel over two vertical rectangular panels, leading to bedrooms. Two original five-over-one wood-frame double-hung windows occur in the east side of the north wall while the west side of this wall contains two plywood doors that open to a bedroom. In the west wall, open doorways lead to the west wing on either side of the fireplace. Painted wooden wainscoting is placed under all the original windows. Aside from this detail, the rest of the walls appear to be painted board or drywall. Above the room, two exposed rafters run east to west. Criss-crossing wood trim accentuates the slightly vaulted ceiling.

A sun porch east of the living room offers a ribbon of windows (all modern one-by-one vinyl-frame sliders) wrapping around the south, east, and north walls. To the south one views the mature apple orchard, to the north the Sapphire Mountains, and to the west the tree-lined circular drive and forested land beyond. The sun porch has been recently updated. Wide planks of knotty pine cover the walls and vaulted ceiling.

North Wing

A single large bedroom occupies most of the north wing. In this bedroom, both the north and east walls feature a pair of original five-over-one wood-frame double-hung windows. In the south corner of the east wall is a closet. In front of the closet (along the entryway into the room) is a section of what appear to be original built-in cabinets. The ten cabinets, some with shelving, exhibit a varied pattern of rectangles and squares, sized for various uses. The cabinets are arranged in three evenly sized horizontal rows running from floor to ceiling. The top seven cabinets have glass-fronted doors, and the bottom three have wooden doors. South side of the west wall, directly across from the cabinets, is a second closet (also framing the entryway into the room). The wood doors of both closets display one square panel over two vertical rectangles, as seen elsewhere in the building. Large rectangular wood horizontal panels punctuated with painted wood striping and wide painted base boards form the walls in this room. The slightly vaulted ceiling has adding criss-crossing wood trim, as in the living room.

West of this bedroom is a large storage area/bathroom accessed through the kitchen/dining area. On entering, one passes through a corridor clad with vertical bead and board siding on the west, and a painted board siding ornamented with criss-crossing wood trim on the east. Behind the west corridor wall is a large closet. At the end of the corridor is a bathroom with modern toilet, shower and sink. Above the sink centered in the west wall are two original five-over-one wood-frame double-hung windows. Now partially obscured with plywood, these windows look onto the original porch. In the north wall east of the shower is another original five-over-one wood-frame double-hung window.

South Wing

The south wing consists of two side by side bedrooms and a bathroom. The first bedroom is on the east side of the wing, the second in the center, and the bathroom on the west.

The easternmost bedroom contains a pair of original five-over-one wood-frame double-hung windows centered in the east wall, affording a view of the Sapphire Mountains. One original five-over-one wood-frame double-hung window centered in the center of the south wall provides a view of the orchard. Both the east and south walls are clad with horizontal painted bead and board siding. No openings occur in the west wall, which is constructed from vertical bead and board siding with dowel trim at the bottom. Vertical bead and board siding clads the north wall. Behind this wall is a large closet with original built-in drawers, a three-lite original fixed wood-frame window placed high in the east wall, and a cinder block chimney extending from floor to ceiling. The ceiling of the bedroom and closet are consistent with the rest of the building.

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The east, west and south elevations are all constructed from vertical bead and board siding. The east wall contains no openings. The south wall has one original five-over-one wood-frame double-hung window near the center and the west wall holds one original five-over-one wood-frame double-hung window in its northern end. A closet occurs just to the right of this window. The walls of the entryway are of horizontal bead and board siding with a dowel finish at bottom.

The west side of the south wing contains a small full bathroom with a modern enclosed shower and tub, sink, cabinets, and toilet. Much of the walls is covered in standard white tile and grouting. Vertical bead and board siding covers the rest of the walls. The ceiling also displays bead and board siding. A small portion of this bathroom extends under the eaves, disrupting the cruciform footprint; it is unclear if this was a contemporaneous design adaptation or a later addition. The bathroom also features built-in wooden cabinets. In the south wall, west of the built-in cabinets, is a vertically placed rectangular one-lite casement window. Two evenly spaced rectangular one-lite fixed windows occur in the west wall.

West Wing

A modern kitchen and dining area, which dominate the southwest portion of the west wing, are within the dimensions of the original building. Horizontal bead and board siding clads the walls. An original five-over-one wood-frame double-hung window is centered in the south wall. The west wall features two unevenly spaced windows including a large one-by-one aluminum-frame casement in the northern portion of the elevation and a smaller one-by-one aluminum-frame casement to the south. The north wall contains an original five lite (in the same pattern as the others) over two wood panels door that leads to an enclosed porch. An original five-over-one wood-frame double-hung window is west of the door. Directly east of the door are two rough doors constructed of vertical bead and board siding, leading to a small pantry and storage area. Directly east of these doors is another door leading to the previously described bathroom. Facing east, open entryways lead to the living room. The center of the wall protrudes outward toward the kitchen—this appears to be a drywall enclosure around the stone fireplace. The slightly vaulted bead and board covered ceiling of the kitchen/dining area exhibits exposed north/south running rafters and criss-crossing wood trim.

The back porch, now a laundry and storage area, appears to have been covered by the original roofline but later enclosed by walls constructed of vertical bead and board siding in the modern era. A small series of steps leads down to a vinyl pedestrian exterior door containing a single-lite window over two vertical panels in the south side of the west wall. North of the door are three evenly spaced one-lite aluminum-frame windows. The north wall contains two evenly spaced one-by-one aluminum-frame sliding windows. The east wall contains two original centrally placed five-over-one wood-frame double-hung windows. The south wall has the original five-light-over-two-panel door, leading to the kitchen, on the east edge, with an original five-over-one wood-frame double-hung window to the right of the door.

Alterations

Few additions occurred to the exterior structure, which sits almost entirely within its original footprint. At the intersection of the west and south wings is a small extension that enlarges the bathroom. The extension is contained under the original eaves. The back porch, which was always covered by the (extant) original roofline, has been enclosed in the modern era. The enclosure for storage under the sunporch appears to be a modern addition. The windows of the sunporch are modern but appear to be set within original structural members. Although the roofline of the sunporch is consistent with the original, it is possible the porch was at one time screened or open, rather than glassed-in.

T-1-11 composite siding clads the entire exterior of the building. Historical records indicate horizontal board-and-batten siding, as is seen on the manager's office elsewhere on the property, originally clad the building.

Three of the four wings retain their original floor plan and purpose. The west wing exhibits thorough updating, with a modern kitchen and dining room. The original house had no kitchen, as meals were taken communally in the clubhouse. The sunporch has also been thoroughly updated in the modern era, with wide knotty-pine planks covering the walls and ceiling. Finishes and details vary from room to room. Exposed rafters are original, but most of the ceiling covering, with its criss-crossing trim, was added later. The walls of the south wing bedrooms containing the original windows feature horizontal bead and board siding; the other walls are clad with vertical bead and board siding. Still other rooms display painted-plank walls or drywall. Modern wall-to-wall carpet or vinyl cover all floors.

Integrity

In footprint, floor plan, siting, and original architectural details, the house retains integrity sufficient to convey its significance. The house maintains nearly all of its original five-over-one double-hung windows and all of its five-over-two original wood doors. Historical records indicate that the roof was replaced in 1972. While the eaves are still wide and generally in keeping with the Prairie Style, the roof likely had exposed rafters during the period of significance. Also in 1972, the front sun porch may have been enclosed with the ribbon of windows now present. Despite these changes, the

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overall feeling and associations with Wright's design intent, both as a part of the townscape as a whole and the interior detailing, remain clear.

Office (constructed 1909-1910, contributing building)

Exterior Description

Toward the northwest corner of the township is the manager's office. The building was sited and designed by Frank Lloyd Wright in 1909 and completed between 1909 and 1910. The small, rectangular structure is unobtrusively nestled on a steep wooded slope. Its front door and porch lead to the circular drive; this was likely the welcoming point for new visitors to the property.

A rectangular east-west running hipped roof topped with modern asphalt shingles covers the original portion of the building. A concrete and wood foundation supports the building and horizontal board-and-batten siding, likely original or consistent with the original, clads the building. A large, north-south trending rectangular stone chimney rises through the west slope of the roof of the original building, in front of a large addition (date unknown) on the west end (rear) of the building. A sloped roof, angled east to west, resting on east-west running rafters, and covered with modern asphalt shingles protects the addition.

West Elevation

The rear of the building presents the back wall of the addition. The main-floor level contains one large rectangular vinyl-frame picture window situated off-center in the south portion of the elevation. A covered opening to the north appears to have been intended for a second window. The vertical board-and-batten siding terminates where the wall meets the slope. The crawl space beneath the house is enclosed by boards set in no visible foundation. The eaves are open.

South Elevation

A porch extends east. A large addition (date unknown) extends the south elevation to the west and nearly doubles the size of the original building. The elevation contains three windows on the main floor of the original building. The easternmost window comprises a single-pane vinyl-frame window set in an original wooden casement, and a pair of original five-over-one fixed wood-frame windows just to the west. The addition has one fixed rectangular vinyl-frame picture window, placed off-center to the east. The roofline of the original portion displays open eaves and exposed rafters. The eaves of the roof addition are also exposed, but are less than a fourth of the width of those of the original. As the building meets the high side of the slope at this elevation, there is no lower level.

East Elevation

The east elevation constitutes the front of the building. A wooden walkway situated slightly off center to the south leads to a wooden porch which sits on an elevated wooden stilt frame. The original roofline has been lengthened to cover the porch. The five stilts running from the ground to the porch extend upward to support the added overhanging roof. The main wooden entry door displaying nine (three-over-three) lites over an "x"-shaped panel, is placed slightly to the south in line with the wooden walkway. An original five-over-one fixed wood-frame window is right of the door; the top portion is divided into five lites (two-over-three rectangles placed horizontally), and comprises approximately one-third of the window area. The pattern matches the original windows in the Wright-designed cabin. A standard exterior electrical outlet is below the window. An added knee brace helps support the eaves at the southeast corner.

North Elevation

The porch extends to the east. A large addition (date unknown), previously discussed, extends the north elevation to the west and nearly doubles the size of the original building. This is the low end of the slope, allowing for a poured-concrete walk-in basement underneath the board-and-batten wall of the original portion of the structure. A plywood door leading to storage is at the east corner of this basement wall. West of the door is a four-square wood-frame window covered by an original four-square wood-frame storm window. A large piece of board-and-batten siding covers the concrete wall west of this window, possibly enclosing an original window or other opening. The concrete foundation wall ends toward the west, where the addition commences. The addition rests on wooden stilts sunk in concrete; horizontal board-and-batten siding clads the crawl space. The elevation contains three windows on the main floor of the original building. The easternmost is a single-pane vinyl-frame window set in an original wooden casement. To its west is a pair of original five-over-one fixed frame wood windows. The addition contains one rectangular fixed vinyl-frame picture window, off-set to the east. The roofline of the original portion displays open eaves and exposed rafters. The eaves of the roof addition are also exposed, but are less than a fourth of the width of those of the original. On the east end of the original portion of the building, main-floor level, is a metal electrical/mechanical box with meter.

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Interior Description

This small building is anchored at center by an impressive, rustic stone fireplace with a keystone arch framing its hearth. The hearth faces the main front room, which opens east to the porch leading to the tree-lined driveway. The massive rectangular fireplace occupies nearly a third of the width of the building, and extends from the ceiling through the hipped roof. The entire interior has been recently updated. The front room now contains a small bathroom and kitchenette. Behind the fireplace a large bedroom addition nearly doubles the size of the original building. All interior walls and ceilings have been recently covered in wide planks of knotty pine. The planks are set vertically in the walls except for the v-shaped pattern on the east wall of the back bedroom.

In the northeast corner of the main front room is a small enclosed modern bathroom with toilet, sink and shower. The north wall of the bathroom features a single-pane vinyl-frame window set in an original wooden casement. An original five-over-one fixed wood-frame window is set in the east wall. In the southeast corner of the main room is an open modern kitchenette. A single-pane vinyl-frame window is set in an original wooden casement on the eastern side of the south wall, above the sink. Between bathroom and kitchen, in the near center of the east wall, is the main entry door, leading to the porch. The door displays nine (three-over-three) lites over an "x"-shaped panel. The rest of the main room is arranged as a living room/sitting room. A pair of original five-over-one fixed wood-frame windows is set in both north and south walls. The wide modern knotty-pine planks of the ceiling emphasize the slightly vaulted ceiling. The planks of the hardwood floor run north-south in front of the living room. South of the fireplace is a wooden door opening to the back bedroom, two steps lower than the main room.

The back bedroom is in the modern addition to the building. Knotty pine clad the walls and ceiling. The ceiling planks emphasize the vaulted ceiling. The east wall displays the wide knotty pine planks set in a v-shaped pattern. Two small steps south of the east wall lead to the door to the main room. Open built-in shelving is in the north corner of the east wall. Both north and south walls contain one vertically oriented rectangular fixed vinyl-frame picture window. On the north side of the west wall, a large closet with sliding wood doors extends into the room. South of the closet is a vertically oriented rectangular single vinyl-frame picture window. The ceiling of this room has wide knotty-pine planks running north to south. An exposed rafter is trimmed with short planks of the same materials, placed vertically along each side. Modern wall-to-wall carpet covers the floor.

Alterations

Several important alterations occurred to the building since its construction in 1909, though the dates of the alterations are unknown. The extension of the porch and roof to the east was done haphazardly—the extending beams are nailed roughly to the original rafters, and a knee brace shores up one corner. The western bedroom extension nearly doubles the size of the building. This work is more neatly done, with care taken to have siding consistent, if not perfectly aligned, with the horizontal board-and-batten sides of the original portion of the building. The interior has been entirely updated in recent decades—walls, ceilings, and floors—with the possible exception of the hardwood floors of the original front room, which may be (though not definitively) original. The building, originally intended to be the property manager's office, now serves as a single habitation since the addition of the bedroom, bathroom, and kitchen.

Integrity

The majority of the office lies in its original footprint. Despite the additions, the massive fireplace remains the building's dominant feature. The exterior horizontally oriented board-and-batten siding is original or consistent with the original. These horizontal lines are echoed in the horizontal pattern of the five original five-over-one windows, with their five horizontal rectangular panes (two over three) taking up nearly a third of the area of the window. The strong horizontals of the ornamentation emphasize the rectangular building's placement, parallel against the steep slope, with the main door opening east to welcome visitors but also thrusting east toward the Sapphire Mountains. This horizontal eastern orientation, punctuated by the vertical stone chimney, is characteristic of the other extant original building and of the entire site plan devised by Wright in 1909. Despite the building's new interior, it retains a degree of integrity sufficient to convey its historic associations due to its dimensions, siting, exterior orientation and major structural features.

Modern House (non-contributing building)

A modern house built in a rustic vernacular style (date unknown) is on the eastern edge of the township site, to the southeast of the office and the northwest of the cabin. The wood-frame building has a rectangular hipped roof covered in modern asphalt shingles, with wide overhanging eaves exposed to the rafters. The walls display unfinished board-and-batten siding. The house rests on a foundation of poured concrete and aluminum. A metal chimney pipe projects from the south slope of the roof.

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West Elevation

A wood walkway and deck with railing leads to a centrally placed pedestrian door. The wood door displays nine windows, three-by-three, over two vertical wood panels; a screen door containing one large screen panel over a second smaller screen panel fronts the wood door. On the south side of the door is a large one-over-one fixed window in a wooden frame. The building extends north to the east of the door and porch.

South Elevation

A ribbon of seven one-over-one fixed wood-frame windows is placed slightly off center to the east. The windows fill much of the area of the wall. A standard exterior electrical outlet is centered at the bottom of the wall.

East Elevation

In the center of the wall are two 15 lite (three-by-five) entry doors that open outward. Screen doors, each with one large screen panel over a smaller screen panel, front the entry doors. The doors open onto a short wooden walkway leading to an unenclosed wooden platform/porch. On each side of the doors are two evenly spaced one-over-one fixed wood-frame windows. A standard exterior electrical outlet is underneath each pair of windows. Beneath each electrical outlet, a louvered aluminum vent is placed in the foundation wall, below the main wood wall of the structure.

North Elevation

There are two evenly spaced fixed wood-frame windows, one-over-one, placed off center to the east. The roof slopes west at the western edge over a small wing, making the building a slightly L-shaped, rather than rectangular shape. There is a small one-by-one aluminum-frame sliding window in the upper west section of the wall. At the bottom of the wall, below the sliding window, is a covered hatchway leading to a crawl space under the building. An iron spigot is to the right of the hatchway.

Dormitory (non-contributing building)

A two-story rectangular dormitory of modern construction (unknown date) sits near the southeast corner of the township site. The wood-frame building rests on a poured concrete foundation. Corrugated metal covers the gable roof. Wide boxed eaves extend over walls covered in vertical T-1-11 composite siding.

West Elevation

The first story features two evenly spaced six-over-one double-hung vinyl-frame windows. On the second story a central-entry wooden door, one-lite window over two vertical panels, leads to a modern treated-wood deck. Two evenly spaced six-over-one double-hung vinyl-frame windows flank the door. A metal vent pipe is visible from this elevation on the roof's north slope.

South Elevation

On the first story, a central-entry wood door containing a one-lite window over two vertical panels is accessed by a poured concrete sidewalk. West of the door is a fixed-lite vinyl-frame picture window while east of the door is a six-over-one double-hung vinyl-frame window. A fixed-frame pentagonal window aligned with the roofline resides in the west side of the second story. The central and eastern windows consist of six-over-one vinyl-frame windows. The roof displays three gabled dormers.

East Elevation

Both first and second stories feature two evenly spaced six-over-one vinyl-frame double-hung windows.

North Elevation

On the west end of the first story, a pedestrian door containing a one-lite window over two vertical panels is accessed by a poured concrete ramp. Four windows, evenly spaced across the first story, include a large fixed vinyl-frame picture window at the far west end, and three six-over-one double-hung vinyl frame windows. The second story features four evenly spaced windows, all one-by-one vinyl-frame sliders; the third window from the right is slightly smaller than the other three.

Modern Garage (non-contributing building)

A large rectangular two-story modern garage (unknown date) with living quarters on the second story sits in the approximate center of the township site, nearly in alignment with the footprint (no longer visible) of the original clubhouse.

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The foundation is poured concrete. The walls are vertical corrugated metal. The gabled corrugated-metal roof has a metal vent pipe on its west slope and another on its east slope.

West Elevation

There is a small vent on the southernmost side of the first story. A one-by-one sliding vinyl-frame window on the second story, southern side, is the only other opening in the corrugated metal wall. The overhanging eaves display exposed rafters and are edged with one-by-eight fascia board.

South Elevation

There are two evenly spaced wood-frame casement windows on the eastern half of the first story. Each window displays two rectangular panes, hung vertically side-by-side, opening outward from the center on external hinges. On the western half of the second story are two evenly spaced windows. The westernmost window, wood-frame casement, contains two rectangular panes, hung vertically side-by-side, opening outward from the center on external hinges. The window to its right consists of a small single-pane wood-frame window opening out from external hinges on its west edge. The eastern half of the second story also contains two windows. The easternmost consists of a wood-frame casement window with two rectangular panes, hung vertically side-by-side, opening outward from the center on external hinges. To its left is a three-pane vinyl-frame picture window with a large fixed center pane flanked by two smaller sliding side panes. There are two satellite dishes affixed to the top of the wall, one at the apex of the gable, the other to its west.

East Elevation

On the northernmost side of the wall is a single entry metal pedestrian door and in the middle of the wall is a central garage door, placed slightly off-center to the north, flanked on each side by two evenly spaced larger garage doors extending to the top of the second story. The south edge of the first floor of the elevation contain two evenly spaced singly entry pedestrian doors, the southernmost containing a single pane lite. Above this door, on the southernmost side of the second story, is a one-by-one vinyl-frame sliding window. The open eaves, edged with one-by-eight fascia board, overhang to a greater extent this elevation than on the other three.

North Elevation

No openings exist in the corrugated metal wall, though electrical and mechanical metal boxes and a meter are positioned on the eastern side of the first story.

Woodshed (non-contributing building)

A rectangular woodshed (unknown date) sits on a wood foundation north of the modern garage. Displaying wood frame construction, vertical T-1-11 siding clads the walls and a slanted modern asphalt-shingled roof tops the building. The roof, sloped south to north, displays open eaves and exposed north-south rafters.

West Elevation

No openings occur in the elevation.

South Elevation

The south side of the building is open. In addition to a center beam there is an additional support beam, added later, to the west. Overhanging eaves are exposed to the rafters. A strip of T-1-11 composite siding, placed vertically, is at the top of the supporting beams underneath the eaves.

East Elevation

The foundation of this elevation has been reinforced with a coating of tar on this side of the building.

North Elevation

No openings occur in the elevation.

Shed (non-contributing building)

A shed (date unknown) sits in the north-center portion of the township site. The wood frame building which rests on a poured concrete foundation displays T-1-11 vertical composite siding, and a slanted wood-shingle roof. The south-north sloped roof exhibits overhanging boxed eaves.

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West Elevation

No openings occur in the elevation.

South Elevation

One-by-one doors centrally oriented open from external hinges under the boxed eaves of the roof.

East Elevation

No openings occur in the elevation.

North Elevation

No openings occur in the elevation.

Chicken Coop (non-contributing building)

The large chicken coop (unknown date) displays wood-frame construction and rests on a poured-concrete foundation. Cladding is vertical T-1-11 composite siding. The roof slopes north-south, is covered with modern asphalt shingles, and exhibits overhanging boxed eaves.

West Elevation

No openings occur in the elevation. A wood-frame-and-chicken-wire enclosure abuts this wall.

South Elevation

Though no openings occur in the elevation, a small plugged metal pipe projects from the lower east corner.

East Elevation

A pedestrian wood door (one panel over two vertical panels) and a wood-frame-and-chicken-wire screen door with external hinges are set in the south side of this wall. A wooden doorstep leads to the door.

North Elevation

A small strip of matching T-1-11 siding (the same as clads the walls of the building) occurs above the main area of the wall and below the overhanging boxed eaves. Three evenly spaced metal vents, slightly off set to the west, project from the center-top of the wall. One large vertically oriented rectangular three-paned fixed wood-frame window slightly off set to the west occurs on the lower half of the wall. Centered below this window is a wood-framed opening, unobstructed, with wooden doorstep, for chicken egress. A wood-frame-and-chicken-wire enclosure abuts this wall.

Small Shed (non-contributing building)

This small shed sits east of the chicken coop. The square, wood-frame building has painted plywood walls and is elevated on a stilted wood frame resting on wood ties. The roof slopes north-south, displays slim exposed eaves, no rafters, and is covered with modern asphalt shingles. There is a round central metal vent in the roof.

West Elevation

No openings occur in this elevation.

South Elevation

This wall has an additional square piece of plywood on the lower eastern corner sealing a round hole (visible from the interior).

East Elevation

No openings occur in the elevation.

North Elevation

A plywood door with external hinges on its east side is centered in the wall. A plugged hole occurs at the upper east corner and a strip of plywood seals five small circular openings (visible from the interior).

Interior Description

Two cross beams run east-west and an unfinished wooden box built into the upper east corner is visible. The floor is plywood.

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Summary

The University Heights township and historic landscape is much more than the sum of its parts. Originally intended as a high-end planned recreational community *and* profit-producing commercial orchard, the basic elements of the design, from the stunning views to the careful siting, the incorporation of natural and manmade features such as mature trees and irrigation streams, together with the two existing 1909 structures, suggest the ambitious financial and social visions of the colony's planners. The township's original designer, Frank Lloyd Wright, imposed a geometric order on the cardinal axes that looks rigid on paper, but *in situ* is appealing, relaxed, fluid, and very much in keeping with the natural topography. Taken as a whole, the district retains a high degree of design integrity worthy of preservation and appreciation.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Agriculture

Architecture

Commerce

Community Planning and Development

Landscape Architecture

Social History

Period of Significance

1909-1945

Significant Dates

1906—Irrigation construction commences

1907—Orchards planted

1909-1910 Design and construction of township

1945—Clubhouse dismantled

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Wright, Frank Lloyd

Moody, William I.

Nichols, Frederick D.

Period of Significance (justification)

The period of significance begins with the site's planning and construction in 1909, and ends with the demolishing of the clubhouse in 1945.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Summary

The University Heights township and landscape is significant under criteria A and C at a local level of significance. It is eligible for listing in the National Register for its association with progressive political, social and aesthetic events and ideas that led to its formulation and construction. It is also eligible for listing under Criterion C as a significant early example of Frank Lloyd Wright's community planning and landscape design.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The University Heights township and landscape is significant under Criterion A for its association with events important in the broad patterns of U.S. history. The period of significance begins with the site's planning and construction in 1909, and ends with the demolishing of the clubhouse in 1945. The brief flowering of the University Heights community, a planned summer residential colony near Darby, Montana, grew out of multiple, overlapping strains of optimism--local, statewide, regional, and national. Among these were the Bitterroot Valley's enthusiasm for commercial apple growing, the economic confidence engendered by railroad building, the social aspirations embedded in high-end western tourism, and the riches promised by land speculation. These were the economic imperatives behind University Heights. Politically, socially and aesthetically, the township was a product of Progressive era experiments in communal living, a growing intellectual interest in more equitable and just social arrangements, and the hope that these might be made possible by a fresh, American approach to art, architecture, and community planning.

University Heights is also significant under Criterion C as an early example of Frank Lloyd Wright's community planning and landscape design. Wright's work at University Heights was a precursor to his influential plan for Broadacre City. Unlike Broadacre, however, University Heights was actually built and exists in partial form today. The University Heights project also likely influenced the community planning work of William Drummond and Walter Burley Griffin, both of whom worked under Wright during this period. Through them, the site design had an impact on the fields of community planning and urban renewal as a whole, particularly as related to growing concerns about social justice and economic inequality in the 1930s.

Wright designed the clubhouse, cabins and grounds in 1909. Under local direction, his plan was partially constructed over the next one-to-two years. Out of a projected 60 cabins, twelve were built, along with the central clubhouse and a small office. University Heights was one of the promotional land schemes of the Como Orchard Land Company, an offshoot of the Bitter Root Valley Irrigation Company (BRVI). The BRVI built the "Big Ditch" from Lake Como to the Bitterroot River between 1906 and 1912. The Big Ditch aimed to irrigate 20,000 acres of eastern Bitterroot Valley benchlands. As the Big Ditch was constantly over-budget and under-capitalized, BRVI backers aggressively marketed land to Eastern investors. They designed the University Heights Community to appeal to University of Chicago professors and other northeastern academics. They promised buyers a sure return on investment from an associated apple orchard, recreational activities in stunning scenery, and semi-communal living in a socially and intellectually elite milieu. Participants included prominent professors, scions of industry, businessmen, athletes, and others.

***Spet-lum*: The Salish in the "Place of the Bitter Root," to 1840¹**

Western Montana's Bitterroot River runs for about 100 miles in a northeasterly direction through a spectacularly scenic valley, meeting the Clark Fork River just southwest of Missoula. To the west, the ragged granite peaks of the Bitterroot Mountains rise to heights above 10,000 feet. The gentler Sapphire Mountain range borders the valley on the east. The Bitterroot Valley varies in width from one to 20 miles, and the average elevation of the valley floor is 3,500 feet. Sheltered on three sides by mountains, it receives relatively light rain and snowfall compared to the surrounding region. Due to its varied topography, the valley has numerous microclimates and a wide range of soil types. The area served as the

¹ See Lawrence L. Palladino, *Indians and Whites in the Northwest* (Lancaster, PA., 1932): 1-2; "Bitter Root River," *Montana Place Names A to Z*, accessed Aug. 8, 2011, <http://mtplacenames.org/>.

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ancestral home of the Bitterroot Salish, now one of the three Confederated Salish and Kootenai Tribes. A staple of the pre-contact Salish diet was the bitter root² which was like chicory in shape, color and taste. They thus named the valley *spet-lum*, or "place of the bitter root." The plant's purple-pink bloom is the state flower of Montana.³

Although the Bitter Root Salish had little extensive contact with Europeans until the mid-nineteenth century, their lives had already been indelibly altered by the Columbian encounter. After obtaining horses in the late eighteenth century, the tribe undertook twice-yearly migrations to the eastern buffalo fields. The Blackfeet also obtained horses and expanded their hunting territory during this period, and inter-tribal conflict intensified. The toll of warfare increased with the introduction of firearms in the late eighteenth century. Another devastating result of the post-contact era was the influx of disease. In the 1780s, over half of the Salish died of smallpox: it was the first of many deadly epidemics.

Lewis and Clark visited the valley in September 1805, before ascending Lolo Pass, and returned in July of the following year. They dismissed the Bitterroot Valley's agricultural potential, citing "poor Stoney land." Nevertheless the American incursion alarmed the North West Company and Hudson's Bay Company, who sent European and Iroquois fur traders into the area in the 1820s and 1830s. Catholic Iroquois proselytized among the Salish, who consented to have priests visit them. Father Pierre-Jean DeSmet answered the call in 1840.

From Missionaries to Removal: Settlement, Annexation and Agriculture, 1840-1891

DeSmet established St. Mary's Mission (in current-day Stevensville, Montana). Not initially impressed by the valley's natural fertility, the priests foresaw its possibilities if irrigated. Father Mengarino took charge of the mission after DeSmet's departure in 1842. Mengarino wrote, "Irrigation, either by natural or artificial means is absolutely necessary to the cultivation of the soil... This difficulty, however, if the county should ever be thickly settled, can be easily obviated, as the whole region is well supplied with numerous streams and rivulets."⁴

With the Oregon Treaty of 1848, western Montana became part of the United States. Emigration west created problems the Jesuits could not control; by 1850 newly arrived white emigrants, powerful Blackfeet, and resentful Salish increasingly harried them. They decided to abandon the mission, selling it to Indian trader and former army major John Owen. Owen founded a trading post and settled at the mission with his Shoshone wife, Mary, and his brother. Although the U.S. government had made no treaty with the Salish and the Bitterroot was officially designated as Indian Territory, Owen encouraged white settlement while discouraging Native agriculture, even on former mission lands. Clearly envisioning a prosperous future, he imported high-quality seed and farming equipment and built a grist mill.⁵

Pressure on the Salish increased. Washington territorial governor Isaac Stevens embarked on an aggressive program of treaty-making and Indian removal. He sought to open the Bitterroot for settlement and timberlands.⁶ In 1855, he concluded the Hellgate Treaty with the Salish, Pend d'Oreille and Kootenai tribes. They agreed to move to a reservation in exchange for \$120,000 and the construction of schools, mills, and other infrastructure, but they retained hunting, fishing, and pasture rights in the valley. A gold strike at Gold Creek in 1858 created more demand for Bitterroot agricultural products. Congress finally ratified the treaty in 1859, but failed to make good on any of the provisions. For the time being, the Salish remained.

Though not officially open for settlement, the town of Stevensville grew up around Owen's post. Congress organized Montana Territory in 1864, and the same year Stevensville boasted two schools and forty families. Four Euro-American

² Tom Stout, *Montana—Its History and Biography* (New York, 1921): 810.

³ Cappious, Samuel Lloyd. "A History of the Bitter Root Valley to 1914." M.A. Thesis (University of Washington, 1939): 1-5; National Register of Historic Places Multiple Property Documentation Form, Historic and Architectural Resources of Stevensville, Stevensville, Ravalli County, Montana (1991): E-1; Zeisler, Dorothy J. "The History of Irrigation and the Orchard Industry in the Bitter Root Valley." M.A. Thesis (University of Montana, 1982): 8.

⁴ Pierre-Jean DeSmet, *Life, Letters and Travels of Father Pierre-Jean DeSmet, S.I.*, (New York: Francis P. Harper, 1905: 571.

⁵ Zeisler, 12-13; National Register of Historic Places Registration Form, "St. Mary's Mission Historic District Boundary Increase," Stevensville, Ravalli County, Montana (2010): 8-13.

⁶ Western Montana was still part of Oregon Territory, but as Superintendent of Indian Affairs Stevens was authorized to make treaties there. The region became part of Washington Territory in 1859. Idaho Territory was organized in 1863. Montana Territory was organized in 1864.

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families established what would become Corvallis a few miles south. In 1866, Father Anthony Ravalli, one of the Jesuits who settled St. Mary's Mission in the 1840s and a critic of Owen's stewardship of Salish welfare, returned to the valley and reopened the mission. In a portent of the future "apple boom," Ravalli planted a few apple and crabapple trees in 1869. One of them still stands today.⁷

Predictably, white settlers demanded the removal of the Indians and in 1871 Ulysses S. Grant issued a Presidential Order to oblige them. Pointing out that the government failed to make good on its promises, the tribes resisted. Chief Charlo of the Bitterroot Salish was particularly intransigent. He insisted—quite likely correctly—that he never signed the Hellgate treaty. Two branches of the tribe agreed to go to the Jocko Reservation, but the U.S. allowed Charlo's band to remain. In 1872, homesteading in the valley officially opened. John Owen, who had done much to modernize the valley and dispossess the Salish, was not there to see it—in 1871, he himself was removed when chronic alcoholism resulted in his commitment to St. John's hospital in Helena⁸

Natives and whites uneasily coexisted through the 1870s and 1880s. Chief Joseph's warriors and the U.S. Army fought several deadly skirmishes in the valley during the 1877 flight of the Nez Pierce. Two years later, Stevensville was platted. Father Ravalli died in 1884. Charlo's people fell into worse straits. Finally, in 1891, in a state of the most utter destitution, Charlo agreed to go to the Jocko Reservation. He vowed never to set eyes on the valley again. The Jesuits went with Charlo, closing St. Mary's Mission for a second and final time.⁹

The First Bitterroot Bubble: Exploitation and Enchantment in the Decade of Daly, 1890-1901

Mark Twain dubbed the last decades of the nineteenth century the "gilded age": a glittering veneer covering the basest of metals. Historian Vernon Louis Parrington coined the phrase "the great barbecue" to describe the endemic political corruption and plundering of public resources of the same era. Both terms apply to the Bitterroot at the end of the century; the valley in the 1890s was the site of grand dreams, land schemes, denuded forests, unsustainable development, and conspicuous consumption on a regal scale.

Twain can be taken literally. It was not gold, but copper, that kick-started the Bitterroot boom. Anaconda Copper Mining magnate Marcus Daly visited the Bitterroot as early as the 1860s. He appreciated the valley on several levels; the views were beautiful, the pastures promising, and the timber plentiful. The last was a primary consideration. Mines were voracious consumers of timber as stopes supported the mine shafts, and wood fueled the smelters. Prohibitive transportation costs discouraged intensive forestry until the arrival the Missoula & Bitterroot Valley Railroad at Grantsdale in 1887, which connected to the Northern Pacific at Missoula. The Bitter Root Development Company (BRD), a Daly-owned lumber concern, opened in 1889. BRD built a dam on the Bitterroot River in 1890, and Daly's employees platted the town of Hamilton, near the railroad depot and across from the dam, the same year. By 1892, the new lumber mill at Hamilton produced up to 35 million board-feet per year.¹⁰

Daly bought a ranch in the Valley in 1886, and his personal estate eventually comprised more than 20,000 acres. Assets included a mansion with over 50 rooms, three racetracks, and one of the finest thoroughbred horse stables in the nation. Daly's horses were a smashing success. He kept 50 in training during the high season, and in 1897 his Hamilton-bred "Scottish Chieftain" became the only Montana horse to ever win the Belmont Stakes. The timber company, lumber mill and Daly stables employed hundreds of workers and created an atmosphere of prosperity and optimism. The population soared. Ravalli County, which loosely overlaps the Bitterroot Valley, was organized in 1893, with the county seat at Hamilton.¹¹

⁷ Cappious 16, 26-30, 63. National Register of Historic Places Registration Form, "St. Mary's Mission Historic District Boundary Increase," Stevensville, Ravalli County, Montana (2010): 8/13-17, 8/24-25; "Historic and Architectural Resources of Stevensville," E/1-2.

⁸ Cappious 28-31.

⁹ Cappious, 31-32, 65-67; "Historic and Architectural Resources of Stevensville," E-3.

¹⁰ National Register of Historic Places, "Hamilton Commercial Historic District," Hamilton, Ravalli County, Montana, National Register #88001273: 7/1, 8/1.

¹¹ Ibid.; Cappious, 71-86. Ravalli County, named after Father Anthony Ravalli, was formerly part of Missoula County.

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Unfortunately, unsustainable forestry, horse racing, and a personal fiefdom did not foster stable growth. By 1894, the Government Land Office accused the BRD of illegally cutting public timber. Although the Anaconda Copper Mining Corporation (ACMC) purchased the company and placed it under its politically powerful wing, the ACMC could not instantly replace denuded forests, resulting in continued diminished timber production. In 1898, the Division of Forestry, now under the command of Gifford Pinchot, established the Bitterroot National Forest. The “great barbecue” ended, at least in the Bitterroot. Daly died of Bright’s disease in 1900. His horses were auctioned off in New York’s Madison Square Garden for a half-million dollars. Although Daly’s widow embarked on an ambitious remodeling of the Hamilton “summer home,” the town’s population fell by nearly a third in the first few years of the twentieth century.¹²

Background to the Second Bitterroot Boom: Apple Blossoms and Intensive Irrigation, 1867-1905

Two early attempts at raising apples occurred approximately 35-40 miles north of the location of the future University Heights Township. Thomas Harris planted 100 apple trees near Three-Mile Creek in 1866, and Amos Buck planted his apple orchard near Florence shortly thereafter. Brothers Dudley and Edward Bass put in a commercial orchard in 1870, resulting in over 500 trees under cultivation by 1890.

Meanwhile, local ranchers finished the valley’s first major irrigation project, the Independent Ditch, in 1872. Thirteen years later, the Corvallis Canal and Water Company built the Supply Ditch in 1885. Daly also invested in the irrigation of his considerable estate, particularly on the east side of the river. But as apple orchards were naturally suited to the benchlands on the west side of the valley, these early water projects had little relation to the early orchard industry.¹³

Abe Williamson, a visitor to the valley, realized as early in 1880, the possibilities of combining irrigation and commercial fruit-growing in the Bitterroot. Furthermore, the arrival of the railroad in 1887 offered an outlet to eastern markets. Nonetheless, the growing valley’s enthusiasm for orchards and irrigation did not meld until the end of the century. The Western Montana Fruit Growers hosted the First Pacific Northwest Fruit Fair in 1894, the same year the Republican Ditch was enlarged. Also in 1894, the “Valley Club”, a gathering of the area’s businessmen and developers, including Daly, discussed a canal between Willow and Three Mile Creeks—to grow wheat. Daly thought wheat would not return the cost of building the canal but suggested that fruit might. He further outlined a possible corporate structure in which a private entity issued bonds. After repayment, water users would buy shares in the company. As Congress just passed the Desert Lands Act, valley boosters thought federal money might be found for the project.¹⁴

Despite Daly’s support, nothing came of these plans, which generally proposed a canal from the Bitterroot River to Sleeping Child Creek. But by the late 1890s, valley resident Samuel Dinsmore supplanted Daly as the Bitterroot’s primary booster. In 1895, Dinsmore helped found the Bitter Root Orchard Company, which soon counted over 33,000 apple trees. He attended the National Irrigation Congress in 1899, and was mentioned prominently in the *Daily Missoulian*’s coverage of the event. His Dinsmore Irrigation Company, founded in 1900, proposed to build a “Big Ditch” linking Lake Como to the Bitterroot’s west fork.¹⁵

Dinsmore hired Daly’s experienced engineer, H.S. Lord, to direct the project. Ambitious and expensive, the Big Ditch projected cost of \$1.5 million. Dinsmore tried and failed to raise the money from Bitterroot residents. He then tried to secure federal money for the project, though this also fell through, as the Desert Lands Act only provided money for irrigation of public lands. Despite these setbacks, the apple business boomed. Between 1903 and 1905, output and profits doubled—from 64,218 boxes at \$43,533 to 116,763 boxes at \$81,734. Heartened by these figures, Dinsmore attempted to interest eastern capitalists in the venture.¹⁶

Riparian Dreams and Land Schemes: The Bitterroot Valley Irrigation Company, 1905-1909

¹² “Death of Marcus Daly: Montana Millionaire Expires at the Hotel Netherland,” *New York Times* Nov. 13, 1900; Cappious, 76; “Hamilton Commercial Historic District,” 8/2-3.

¹³ Zeisler 20-23; Cappious 77; “Hamilton Commercial Historic District,” 8/3; “Historic and Architectural Resources of Stevensville,” E/7.

¹⁴ Zeisler 25-31; “Historic and Architectural Resources of Stevensville,” E/7.

¹⁵ *Ibid.*, 31-36.

¹⁶ *Ibid.*, 36-37, 41. “Hamilton Commercial Historic District,” 8/3-4.

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William I. Moody, a Chicago businessman, visited the Bitterroot in June and July of 1905 at Dinsmore's invitation. He was the angel investor Dinsmore prayed for. Moody made his money in Illinois creameries and as general manager of the American Rolling Mill Corporation. By the fall of 1905, however, he was engaged full-time in the Bitterroot endeavor. The Dinsmore Irrigation and Development Company changed its name to the Bitter Root District Irrigation Company (BRVI) in 1906. The company had a capitalization of \$3 million. Moody ran the company's Chicago headquarters. Dinsmore and Moody began buying land, laying out the canal, and enticing eastern capitalists to invest in the project.¹⁷

Their ambitious plan quickly ran into trouble. They had difficulty raising adequate capital as the project proved more difficult and costly than expected. Finally, they could not afford to buy the land under the canal at going rates. In late 1907, the Anaconda Copper Mining Company (ACMC) sued BRVI for nearly \$30,000 in unpaid grocery, coal and lumber bills. Moody told Hamilton's *Western News* that "the company had arranged for the sale of its bonds for an amount that was estimated to be sufficient to complete the enterprise, but after several months' work it develops that the cost will be from two to three times more than any estimate ever made... As to whether they will succeed in refinancing the project Mr. Moody is satisfied that this cannot be done in the present market."¹⁸ Delinquent in its property taxes and in receivership by December, Moody threatened to abandon the Ditch altogether.¹⁹

Some of this, however, may have theatrics. In February of 1908, *The Western News* ran a letter from Moody on its front page. Moody wrote, "I am convinced beyond a reasonable doubt that the receiver will sell the property March 3, and the bond holders will buy the property at their own price and abandon the project forever; and the equipment will be moved to Idaho, where it will be used to construct another canal where conditions are more favourable." This fate could easily be avoided, however, if local landholders would come down on their prices. Moody continued in a different vein: "I have arranged with parties to finance the entire project, providing I can secure options at a reasonable price on the land under the ditch not controlled by the company.... If I receive the cooperation of the land owners and others the work will be resumed early in the spring." He invited the 50 or so remaining property owners to visit him in his headquarters at the Ravalli Hotel.²⁰

Favorable terms secured, construction continued under a reorganized BRVI. Lord and his engineers turned water from Lake Como into the Big Ditch in May 1909. *The Ravalli Republican* approvingly noted, "The project is the largest private irrigation ditch in the world and has been the subject of much comment during its construction, some of which has been adverse; but the promoters have succeeded."²¹ The company had paid \$2.50 to \$15 an acre for land along the ditch. After completion they resold undeveloped land at up to \$400 an acre. But Moody and Dinsmore also concocted more complex development schemes. For \$500 an acre they would plant and cultivate an orchard for five years, then turn the supposedly self-sustaining fruit trees over to the owner. If an investor lacked cash he or she could pay \$646 an acre over a ten-year period. They also subdivided some sections into smaller plots, and contemplated platting a few promising townships. The Bitter Root Valley promotional campaign had only just begun.²²

"A Summer Colony for Noted Savants": University Heights, 1908-1916

¹⁷ Frederick D. Nichols, "The Bitter Root Valley Irrigation Company," *The Bitter Root Valley Illustrated: The Western News, A Magazine Supplement* (May 1910): 23; Courtney Graham Donnell. "Prairie School Town Planning 1900-1915: Wright, Griffin, Drummond." M.A. Thesis, New York University, 1974: 50; Zeisler, 43-52.

¹⁸ "The Big Ditch Company in the Hands of a Receiver; Cost was Underestimated and Additional Money Cannot be Raised at Present—L.E. Wolgemuth in Charge." *The Western News* Nov. 27, 1907: 1.

¹⁹ "Delinquent Tax List, Ravalli County, Year 1907" *The Western News* Dec. 25, 1907: 2. "Will Abandon the Big Ditch; Company Cannot Finance Project in Present Money Market and Will Sell Assets." *The Western News* Dec. 25, 1907: 2.

²⁰ "Mr. Moody Returns from Chicago—Says Big Ditch Can be Financed and Work Will be Resumed if Owners Co-operate." *The Western News*, Feb. 5, 1908: 1.

²¹ "Water in the Ditch; Water from lake Como Turned into the Big Ditch of the Bitter Root Valley Irrigation Company, Reaching Skalkaho Creek Yesterday and Will Transform Thousand of Acres into Bearing Orchards and Fields." *The Ravalli Republican* May 21, 1909: 1;.

²² "Lake Water Now in the Big Ditch; Expected to Reach Spooner Gulch Tomorrow," *The Western News*, May 19, 1909: 1; Cappious, 54; Zeisler 54, 80-82; Historic and Architectural Resources of Stevensville: E/7-8.

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The first mention of the University Heights township appears in an April 1908 article in *The Western News*. It credits F.D. Nichols with the idea of "A Summer Retreat for Noted Savants... Members of University Faculties, Famous Authors and Other Noted Men of Effete East to Have Club House Near Lake Como." Moody recruited Nichols, a Chicago promoter, who started working for the BRVI; however, by 1908 he was employed by that company's new spin-off, the Como Orchards Land Company (COLC). Nichols was a good salesperson and well connected. He had been an admired eight-letterman and man-about-campus at the University of Chicago. Professor Robert Morss Lovett, who became prominently associated with University Heights, recalled that, "Fred Nichols... was the best athlete we had, halfback on the football eleven, pitcher on the baseball team. I admired his prowess. When he returned to the university years later with a plan of settling a group of professors on an estate in the Bitter Root Valley, Montana, where on each lot of ten acres eight hundred apple trees could be grown, yielding after five years a dollar a tree per annum, the prospect was pleasing."²³

Moody also quit his position with BRVI and moved to the COLC. With the Ditch completed, he concentrated on selling land and its produce. In 1910, he assisted with the establishment of a new valley fruit-growers' association, suggesting that "advertising Bitter Root products along the same general lines employed in advertising Bitter Root land... would undoubtedly prove effective."²⁴ Moody and Nichols eventually developed a three-pronged sales plan for the Bitter Root: financial, social, and aesthetic. These approaches were used to sell land within the specific township of University Heights as well as acreage within the larger Como Orchard Land Company holdings.²⁵

The first of these concentrated on apples, particularly McIntosh apples. The company would handle the orchard planting and management, and an investor could relax, enjoy the scenery, and let the money roll in. A 1909 pamphlet published by the BRVI proclaimed, first of all, that there was an "apple famine" in America due to the exhaustion of eastern soil. A market for the produce was therefore guaranteed. The fruitfulness of the land was assured through its natural advantages combined with the dependable water supply of the Big Ditch. "Security, absolute and overwhelming, guarantees this investment," wrote the pamphlet's authors, "through the millions of dollars invested by the company in its land (40,000 acres), its great Irrigation Canal, and its famous Lake Como Reservoir, a completed project, with water delivered." The apple, the King of Fruits, was a certain winner, as it "is used in more ways than any other food." Finally, the allegedly worm-resistant McIntosh was said to be perfect for growing in the Bitter Root. The BRVI elsewhere advertised the McIntosh as "The only apple that can be eaten fearlessly in the dark."²⁶

Moody and Nichols pitched the fruit hard to Chicagoans. "Under the energetic direction of W.I. Moody," a carload of apples and vegetables were sent to Chicago in the fall of 1907. Moody demanded the best specimens, offering "a premium for anything in the way of high class vegetables of any kind, or for that matter, any product of the Bitter Root that is particularly noteworthy." He displayed this bounty of the Bitter Root in a corner office across from the Chicago post office, for a hoped-for audience of up to 200,000 passersby per day. In 1909 the *Chicago Tribune* printed a long list of testimonials to Samuel Dinsmore under the heading: "King of Apples—The McIntosh Red; Brings Fortunes in Its Wake, Sending Land Values Leaping Upward; \$100.00 award for a Worm." A few years later, at a Chicago "land show day," each visitor to the Coliseum received a glass of Bitter Root apple cider.²⁷

²³ "A Summer Retreat for Noted Savants," *The Western News* April 22, 1908: 1; "Alumni Honor Staggs, Present New Yearbook," *Chicago Daily Tribune* Feb. 6, 1934: 23; Robert Morss Lovett, *All Our Years: The Autobiography of Robert Morss Lovett*. (NY: The Viking Press 1948): 131.

²⁴ "Growers Organize Another Association; For the Promotion of the Interests of the Industry; A Selling Company Too; Is Proposed by Messrs. Moody and Ferguson—Plan is Indorsed by Association." *The Western News*. April 27, 1910: 1.

²⁵ "Moody and Nichols Quit Ditch Co.; To Remain in Valley and Assist in Development of Resources." *The Western News* April 6, 1910: 1.

²⁶ Bitter Root Valley Irrigation Company. *An Unprecedented Opportunity: A Book of the Facts and Documents in Evidence*. (Chicago: Bitter Root Valley Irrigation Co., 1909); Bitter Root Valley Irrigation Company, *Scenes from Bitter Root Valley Montana, Compliments of Bitter Root Valley Irrigation Company* (Chicago: Phoenix Engraving Company, [circa 1910]). Montana State Historical Society.

²⁷ "Bitter Root Exhibition Car to Go to Chicago; Refrigerator to be filled with Bitter Root Apples, Vegetables, Etc., and Exhibited in Chicago—Boosters Get Busy Now." *The Western News* Oct. 9, 1907: 1. "King of Apples—The McIntosh Red; Brings Fortunes in Its Wake, Sending Land Values Leaping Upward; \$100.00 award for a Worm." *Chicago Daily Tribune* Oct. 3, 1909: E8; "Montana to Have Land Show Day; Cider from Bitter Root Valley Will Be Given to Each Visitor at the Coliseum; Many Get Oregon Fruit; Twenty Thousand Persons Go to Exhibition of Western State's Products." *Chicago Daily Tribune* Dec. 8, 1911: 9, see also F.H. Griswold, "Montana Valley Draws Settlers; Bitter Root Country Popular with Intelligent Developers of Soil; Apples are Good Crop; Marcus Daly Was First Big Investor to Make Home in Favored Spot." *Chicago Daily Tribune* Sept. 6, 1910: 18.

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An investor in University Heights could buy a portion of land and a cabin that came with a share of the common orchard profits, or just buy into the orchard and stay in the clubhouse. Initially the COLC managed the orchard, though ownership transferred to the University Heights Orchard Association in 1914. In any case, intellectuals were not immune to the economic optimism of the moment. University Heights promised a steady return with little labor and delicious recreational side benefits. Lovett wrote frankly, "Outside the university my chief concern in those years was in getting rich. This ambition led me to look westward—to the fading frontier of America rather than to the culture of Europe."²⁸ In 1908, *The Western News* noted that, "The opportunity of making a splendid investment and enjoying the delights of out-of-door life by banding together in a summer colony appealed strongly to the university instructors."²⁹ *The Chicago Tribune* was a bit cheekier and more realistic in their assessment of the project. Their reporter wrote, "Henry Fale of the department of physics when asked what he intends to plant between the rows of apple trees stumbled over the comparative merits of pumpkins and cabbages, but brightened with the reply that there was fine trout fishing high up in the glacial lake of Como."³⁰

Offsetting the avarice behind the University Heights undertaking, however, were more genteel social considerations. The promoters sought to appeal to the class aspirations of faculty members and their spouses through advertising materials and newspapers articles that told them they were "noted savants" and "a desirable class of investors." Nichols wrote that the Como purchasers were "fully one-half... either university men and women, or else people who stand well socially, intellectually, and financially in their communities." The BRVI also highlighted the proximity to the Daly estate. The *Chicago Daily Tribune* wrote, "The wives are a little hesitant in talking about possible markets for the apples, which they say they hear sell well on the coast and in Wyoming, but they are aware of the social diversions which the valley offers, in the presence there of Mrs. Daly and her trainload after trainload of house guests from Newport and other parts of the east."³¹

Using a different gambit, Nichols played on fears of the deleterious effects of the "Effete East," with its subtext of urban living as a cause of national decline and/or creeping homosexuality. The investors looked forward to renewing their spirits with "the joys of hunting, fishing, and mountain climbing." Lovett wrote of his revelation that "man on horseback is a different character from man at the desk." The valorization of outdoor life was in keeping with the common Progressive Era equation of physical and moral fitness, from Theodore Roosevelt's famous essay lauding "The Strenuous Life" to the rise of summer camps for urban youth. As many historians have noted, a major intellectual impetus behind this movement was Frederick Jackson Turner's famous essay on the closing of the American frontier. That essay, delivered at the Chicago Exposition of 1893, was likely well known to many of the Chicago academics. The desire for reinvigoration through semi-pioneer living, although generally discussed as a male phenomenon, also appealed to progressive women. The *Chicago Tribune* reported that University Heights investors included female academics: "The craze, indeed, for a personally conducted, hand worked farm has spread even to the school of education, with the result that two or three of the women teachers there have joined the movement."³²

Nichols' plan also addressed the professors' uneasy consciences about their own social privilege. Several of the most prominent University Heights residents, Lovett among them, were politically active in progressive politics or sympathetic to progressive causes. In his autobiography Lovett cites as political influences the Chicago muckrakers, particularly Upton Sinclair; urban reformers, including Hull House founder Jane Addams, and pivotal events such as the Pullman Strike of 1894. The recent, prominent example of the Helicon Home Colony (1907-1908) likely influenced the visions of this segment of University Heights participants. The Helicon Home Colony served as a brief experiment in communal living that

²⁸ Morss, 130.

²⁹ "A Summer Retreat for Noted Savants," *The Western News* April 22, 1908:1.

³⁰ "Educators to Try Farming; University Professors Buy Land in Montana for Fruit Growing; Will Toil During Vacation; Wives and Families Also to Enjoy Rural Life During Summer." *Chicago Daily Tribune* April 26, 1908: 4.

³¹ University Heights: Cluster of Attractive Cabins and a Club House Planned for a Summer Residence Near Como." *The Ravalli Republican*. April 24, 1908: 1; Frederick D. Nichols, "The Bitter Root Valley Irrigation Company," 26; "Educators to Try Farming; University Professors Buy Land in Montana for Fruit Growing; Will Toil During Vacation; Wives and Families Also to Enjoy Rural Life During Summer." *Chicago Daily Tribune* April 26, 1908: 4.

³² "A Summer Retreat for Noted Savants"; Lovett, 131; "Educators to Try Farming; University Professors Buy Land in Montana for Fruit Growing; Will Toil During Vacation; Wives and Families Also to Enjoy Rural Life During Summer." *Chicago Daily Tribune* April 26, 1908: 4. See also Gail Bederman, *Manliness & Civilization: A Cultural History of Gender and Race in the United States, 1880-1917* (Chicago: University of Chicago Press, 1995).

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attracted luminaries including Upton Sinclair, Sinclair Lewis, John Dewey, and William James. Among other goals, the colonists hoped to free women from household drudgery by providing common childcare and meals, and mitigate the class system by replacing household staff with communal labor supplemented by trained staff or, perhaps, university undergraduates, rather than domestic servants. While the Helicon Home Colony was socially radical, like University Heights, it was not an anti-capitalist undertaking. "Although Sinclair considered himself a socialist," writes historian Lawrence Kaplan, "he consciously directed his appeal to middle-class intellectuals and professionals who would be expected to pay a substantial fee for services received." Applicants were screened for the quality of "congeniality." African Americans were specifically excluded. The colony was situated in a lovely former boarding school for wealthy boys in affluent Englewood, NJ.³³

Economic, social, and political ambitions came together in the physical design of the community. In February of 1909, an "optimistic" Moody and Dinsmore returned from Chicago, "accompanied by Frank Lloyd Wright, an architect of Chicago, who will have charge of the buildings and landscape gardening proposed for University Heights at Lake Como."³⁴ Wright was an inspired choice. "By 1908, Wright was well known in Chicago artistic and social circles," writes architectural historian Donald Leslie, "Many of Wright's clients were part of Chicago's social, professional, and artistic enclaves, which included members of the teaching staff at the University of Chicago."³⁵ Aside from its obvious brilliance, Wright's work stood for discerning taste, social refinement, and a forward-thinking outlook. Finally, the dean of the new American architecture, Wright was the ideal person to design a promising summer colony in the Great West.

Nichols first plan for the project showed a central clubhouse with a circular drive surrounded by cabins. Wright, the township's primary designer, incorporated the basic features of Nichols' plan. The siting both accommodated and alleviated social differences. Wright sketched three cabins, all fairly inexpensive, as appropriate for summer housing, but still graded in size and cost. The largest cabins had the best views, in front of the clubhouse and facing the Bitterroot Mountains. He arranged the houses in groups. Paths, the drive, and a reflecting pool encouraged communication while different elevations and vegetation created privacy. The cabins lacked kitchens as communal dining both encouraged a sense of community and eliminated the servant problem; domestic workers would be engaged by the colony and lodged in the central hall, replacing private servants in individual households.³⁶

Wright's plan emphasized the striking views of the Bitterroots to the east, forest to the north, Sapphires to the west, and the flourishing orchard, on a slightly lower plain, to the south. The irrigation ditch ran along the boundary of the township. Of the sixty or so projected buildings, fourteen were built: twelve cabins, the central clubhouse, and a small manager's office. The tree-lined central drive was incorporated, but a long, cascading reflecting pool running from the clubhouse to the east field was not. Wright did not return to supervise the construction, and the actual structures were adapted from his original drawings by local craftsmen.

³³ Lovett; Lawrence Kaplan, "A Utopia During the Progressive Era: The Helicon Home Colony, 1906-1907." *American Studies* 25.2 (Fall 1984): 59-73.

³⁴ "Returned from Chicago: W.I. Moody and F.D. Nichols are Optimistic for the Future of the Bitter Root Valley." *The Ravalli Republican* Feb. 19, 1909: 1.

³⁵ Donald Leslie Johnson. "Frank Lloyd Wright's Architectural Projects in the Bitterroot Valley, 1909-1910," *Montana: The Magazine of Western History* 37.3 (Summer 1987): 12-25.

³⁶ On Wright's University Heights plan and other work in the Bitterroot Valley see: Courtney Graham Donnell, "Prairie School Town Planning 1900-1915: Wright, Griffin, Drummond," (M.A. Thesis, New York University, 1974); Grant Hildebrand and Thomas Bosworth. "The Last Cottage of Wright's Como Orchards Complex," *Journal of the Society of Architectural Historians* 41.4 (Dec. 1982): 325-327; Donald Leslie Johnson, "Frank Lloyd Wright's Architectural Projects in the Bitterroot Valley, 1909-1910," *Montana: The Magazine of Western History* 37.3 (Summer 1987): 12-25, "Frank Lloyd Wright's Community Planning," *Journal of Planning History* 3.1 (February 2004): 3-28, and "Further Notes on Frank Lloyd Wright in the Bitterroot Valley," Unpublished Manuscript, September 2005, "Frank Lloyd Wright" vertical file, Montana State Historical Society; Delton Ludwig, "Frank Lloyd Wright in the Bitter Root Valley of Montana," *Frank Lloyd Wright Newsletter* 5.2 (Summer 1982): 6-15; Douglas M. Steiner, "Como Orchard Summer Colony (University Heights), Darby, Montana (1909) (S. 144)," *Wright Studies* (Sept. 2009), accessed May 18, 2011, <http://www.steinerag.com/flw/Artifact%20Pages/PhRtS144.htm>, and Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, (Palos Park, IL: Prairie School Press, 1975).

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Business was brisk from 1911 to 1916. In a mark of speculative confidence, Moody purchased several large tracts in University Heights under the name of his wife, Eda—once in 1908, again in 1912, and once more in 1914. The buyers were a more eclectic group than the “University men” approach would suggest. Among the 1912 investors were Theodore Frothingham, member of a prominent Philadelphia banking family, J. Ives Edgerton, a New York gynecologist, Norbert Becker, a Chicago wine importer, and W.C. Howard and his wife, Marie, of Denver. Howard managed the E.I. DuPont Company. Brothers Alexis and Eugene DuPont possibly brought Howard into the development—the DuPonts had also been Lovett’s Harvard classmates in the 1890s. Prominent naturalist Henry Levi Ward bought into University Heights. University of Chicago members included Lovett, Professor of Russian Languages and Institutions Samuel Northrup Harper, and Amos Alonzo Stagg, legendary director of athletics and, not incidentally, Fred Nichols’ old football coach.³⁷

“The Bloom Was Off the Fruit”: University Heights in the Bitter Root Bust, 1916-1923

“When I returned to the Bitter Root in 1916,” wrote Lovett, “the bloom was off the fruit.” Insects attacked the orchards. The weather turned out to often be too chilly for a reliable crop. Northeastern farmers also began growing McIntosh apples. Meanwhile, freight rates went up. Lovett wrote: “Each season left a deficit.” Problems, however, were apparent much earlier. Under optimal conditions, the Big Ditch could barely deliver all the water the BRVI had promised. Conditions were rarely optimal—if run-off was light and water levels in Lake Como low, there just wasn’t enough. Furthermore, the great length of the Ditch, with its expensive wooden flumes and siphons, required constant expensive upkeep. The Anaconda Mining Company’s 1907 lawsuit was only the first of many. In 1913 Moody and Nichols were acquitted on charges of using entry men to buy up land. There were some suits for land fraud, with plaintiffs claiming they were sold orchards that turned out to be just unimproved land, or orchard land unsuitable for that purpose.³⁸

In 1914, one hundred farmers sued the BRVI claiming that it was bankrupt and the directors were diverting fees intended for ditch maintenance to meet operating costs. By 1916, the company again faced bankruptcy proceedings. The *Chicago Tribune* claimed that, with liabilities of \$5 million, it was the biggest bankruptcy in Montana history. In April 1917, the receiver, Federal Judge George Bourquin, authorized the company to borrow \$20,000 to cover upkeep and in July, he allowed a second \$20,000 loan. Recession also hit the Valley; the same year (1917), the Anaconda Copper Mining Company permanently shut its Bitterroot lumber mill, moving operations to Bonner. Sunny optimism turned to disillusionment and anger. Arsonists attempted to sabotage the Big Ditch. Sheriff Ike Wylie suggested German sympathizers might have been responsible. “We have a lot of suspicious characters here,” he told *The Western News*, “and some of them may have done it. On the other hand, ‘wobblies’ may have been responsible.” The article went on to suggest the more likely culprits: “It is pointed out that some farmers disgruntled over the failure of the B.R.V.I. to finance 1918 operations, may have attempted to destroy the flume. There have been rumors of threats to do something like this.” According to the Corvallis Agricultural Experiment Station, three-quarters of the Valley’s one million apple trees were abandoned by 1920.³⁹

Agricultural prices rose with the onset of World War I, and local farmers undertook subscriptions to keep the Ditch open. The Ravalli Water Company, incorporated in 1918, took over the Ditch that fall. The Ravalli Water Company contracted the Bitter Root Realty and Trust to manage the system. Finally, in 1920, local landowners formed the Bitter Root Irrigation District, a municipal corporation. After complicated negotiations between multiple corporate entities, the Ravalli Water Company agreed to turn the Ditch and associated water rights over to the BRID.⁴⁰

³⁷ “T. Frothingham, 83, Ex-Banker, Is Dead,” *New York Times* Jun. 28, 1930: 8; “Dr. J. Ives Edgerton: Gynecologist Had Taught at New York Polyclinic Medical School,” *New York Times* May 9, 1941: 21; “Gossip and Personal Mention,” *San Francisco Chronicle* June 12, 1907: 6; “Henry Levi Ward, A Naturalist, 90; Head of Milwaukee Museum in 1902-20, Expert on Giant Sloth, Dies in Lincoln, Neb.,” *New York Times* Dec. 18, 1943: 15; “University of Chicago’s Great Athletic Instructor; A. Alonzo Stagg, Who Stands for Purity, Honest, and Fairness in College Athletics,” *Chicago Daily Tribune* Nov. 20, 1904: A3. Extensive deed research was conducted in the Ravalli County Courthouse in Hamilton, Mt.

³⁸ Lovett, 132; Ziesler, 50-52, 71-74.

³⁹ Ziesler, 95-97; “Reorganization Planned Says Swabey; Treasurer of B.R.V.I. Co. Explains Latest Move and Predicts Future,” *The Western News* January 7, 1916: 1; “Irrigation Company Fails; Liabilities, \$5,000,000,” *Chicago Daily Tribune* Jan. 4, 1916: 1; “Ditch Company to Borrow \$20,000 for Upkeep,” *The Western News* Aug. 2, 1917: 1; “Hamilton Commercial Historic District,” 8/5; “Arson Plot is Frustrated,” *The Western News* April 4, 1918: 1; “B.R.V.I. to Issue Certificates; Big Ditch to Be Put Into Shape for Operation for Coming Season,” *The Western News* March 7, 1918: 1; “Ranchers of Valley Will Open Big Irrigation Ditch,” *The Western News* April 11, 1918: 1.

⁴⁰ Ziesler, 109-112; “Historic and Architectural Resources of Stevensville,” E/9.

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Historians of the Bitterroot have accused the University Heights owners of being incompetent Sunday farmers and eastern profiteers with no commitment to the Valley, but they did not turn tail at the first sign of trouble. Lovett lobbied his neighbors (and former Harvard classmates) Alexis and Eugene DuPont to invest more money into the failing enterprise. He recalled making yearly visits, accompanied by the orchard manager, to the DuPont headquarters in Wilmington, Delaware: "Alexis was always affable, but at the mention of money he took alarm. 'I'll have to ask Eugene.' Eugene was hard-boiled—'Nothing doing,'—but hospitable. Cocktails—several. An excellent luncheon. Talk of Harvard in the nineties. Jokes about my pacifism threatening the traditional prosperity of E.I. Du Pont de Nemours. I believe that it was sentiment, with something of business pride, that carried the day, and the University Heights Orchard Association lived for another year. And many others."⁴¹

In 1916, the University Heights Orchard Association deeded its property to the University Heights Farms Company, which shared much the same management. The UHFC finally defaulted on a \$120,000 mortgage on March 1, 1921, turning its interests over to the Merchants Trust and Saving Bank in August 1922. Merchants Trust then sold the land to McIntosh-Morello Orchards, Inc., which was controlled by the Payton DuPont Securities Corporation. Small sections of University Heights remained in private hands, but over the next few years the old owners were slowly bought out by McIntosh-Morello. Despite the continued involvement of Lovett and the DuPonts, the character of the venture definitely shifted from residential summer colony to commercial agriculture. McIntosh-Morello also bought a substantial amount of Como Orchards land, and used the Wright cabins to house agricultural workers. By 1923, the clubhouse "was used as a bunkhouse, kitchen, dining room, and packing hall."⁴²

University Heights in Deterioration and Decline, 1923-1945

McIntosh-Morello managed the property until 1937, when it sold to Joseph and Ivy Abbey and William Daw. Lovett recalled "the winding up of the enterprise" in 1938—a year after McIntosh-Morello sold its property in the Bitter Root. Lovett wrote of the dismal end of the project:

The meeting took place in the office of the Peyton-DuPont Company, which I took to be a sort of dog-house where are kept the canine and feline outcasts of the DuPont family. The only other attendant was the secretary of the company. He told an unvarnished tale of misfortune. The University Heights Orchard Company had become the Mackintosh-Morello Company. It was unable to meet the exactions of the state horticultural inspection. The apple trees were pulled out in favor of cherries. Still under pursuit, the cherry trees were pulled and the estate was put into wheat. Wheat became a drug on the market and was replaced by hogs. These died of cholera. The company tried to sell or give away the property, but it was tied up with a contract to supply water to neighboring farmers. They tried to force the state to take it over for taxes. Finally I suspect they arranged to have someone buy it so that they could charge off the losses against income taxes. That was also my interest."⁴³

Meanwhile, the Big Ditch still struggled; in the 1930s the federal government loaned the BRID \$750,000 for reconstruction and upkeep.⁴⁴

The property was now in the hands of an experienced, practical farmer. Joseph Abbey worked for McIntosh Morello since 1929. After 1937, the Abbeys lived in one of the Wright bungalows and raised dairy cows, sheep, cattle and pigs. In a 1973 interview with the *Missoulian* Joe Abbey flatly stated, "I had to make it pay." Ivy Abbey recalled, "We lived in three different houses, back in those days, we didn't know they were designed by a famous architect." Most of the houses were smaller than the one remaining, though they all had porches and stone fireplaces. The Abbeys also told the *Missoulian* that they used the clubhouse to house Mexican farm workers. Joe Abbey said, "Most of the buildings were torn down. I remember trading one of the bungalows to a fellow who built me a barn in exchange." He also said that he sold the land in 1945 to a family who tore down the clubhouse.

⁴¹ Lovett, 131-132.

⁴² Deed research conducted at Ravalli County Courthouse, Hamilton, MT. Jo Schloemer, "These Are the Houses that Frank Lloyd Wright Designed," *The Sunday Missoulian* May 13, 1973: 37-38; Ludwig, "Frank Lloyd Wright in the Bitter Root Valley of Montana," 15.

⁴³ Lovett, 133.

⁴⁴ "Historic and Architectural Resources of Stevensville," E/9.

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Deed records show he sold the property to Howard and Marguerite Buhler in 1944, and the Buhlers sold to Fred and Georgia Abbey, W.I. and Arletta Daw, and Joseph Abbey in 1947. University Heights sold twice more in 1947, once again in 1949, and twice in 1955.⁴⁵

Stabilization and Renewal

The chain of ownership began to stabilize in 1955 when Irvin and Lula Mourtisen bought the property. They sold it in 1967. Barbara and James Hermanson moved to the site in 1971. Interviewed the following year by *The Sunday Missoulian*, Barbara Hermanson said of the one remaining Wright cabin, "It was in such disrepair we called in the Frank Lloyd Wright house." She told the paper the family replaced the roof, ceilings, and floors of the structure. Leonard and Rosemary Melnarik bought University Heights in 1974, remaining until 1991, when G. Charles and Melinda Faith Roland purchased it. The Rolands own the property today, using a modern home as a second residence and renting the Wright cabin, office, and a modern dormitory to summer visitors. While the two original structures have been significantly altered, they are currently stable and in good repair.⁴⁶

Conclusion: Historic and Architectural Significance

The University Heights township is not only associated with multiple important themes in our shared history, it is also a physical point at which diverse economic, socio-political, and aesthetic trends over-lapped, cross-pollinated, and emerged changed.

The economic optimism of the Gilded Age, with its attendant corruption, over-development, and exploitation, created the conditions for the building of the Big Ditch. The economic straits of the Big Ditch called the University Heights township into being. In 1909, progressive intellectuals such as Lovett believed fervently in doing well by doing good. By 1938, the year of the project's "winding up," Lovett was thoroughly disillusioned. He had by then become a supporter of left-wing causes, including agitation against the incarceration of Eugene V. Debs and against the execution of Sacco and Vanzetti. Once a resident of the elegant cabins of University Heights, he eventually moved his family to Jane Addams' Hull House. He served as the Government Secretary of the Virgin Islands from 1939 to 1943 and as Acting Governor from December 1940 to February of 1941. The Dies Committee charged him as a communist subversive in 1943; a bill passed by both houses of Congress resulted in his removal as the Secretary and barred him from federal employment. Denying the charges, Lovett challenged the result, winning a 1946 decision by the Supreme Court which provided back pay. He published his autobiography, *All Our Years*, in 1948, and died in 1956.⁴⁷

Lovett was not the only member of the University Heights colony to eventually take a more radical path. Dr. Henry T. Ricketts became president of the University of Chicago settlement in 1945. Founded in 1894, the group sought to improve conditions in the impoverished immigrant neighborhoods around the Chicago Stockyards. (John Dewey, a member of the Helicon Home Colony, was also involved the University of Chicago Settlement.) Dr. Samuel Northrup Harper, professor of Russian Languages and literature and son of the first president of the University of Chicago, was one of the United States' first Sovietologists. Like Lovett, he also served in the State Department, as special assistant to the Russian section of the Department of State, from 1918 to 1921. During that time he ran afoul of F.B.I. director and passionate red-hunter J. Edgar Hoover. Later, in the 1930s, Harper's critics accused him of being too close to the Soviets, of accepting coerced testimony during the purges, and of attempting to exculpate, or at least explain, Stalin upon the signing of the Hitler-Stalin pact of 1939. Like Lovett, Harper wrote a final book that was part autobiography, part apologia, and part defense. He originally titled the book "Managed Indiscretions," though it was published posthumously as *The Russia I Believe In*.⁴⁸

⁴⁵ Jo Schloemer, "These are the houses that Frank Lloyd Wright Designed," *The Sunday Missoulian* May 13, 1973: 37-38. Deed Records, Hamilton County Courthouse, Hamilton, MT

⁴⁶ Ibid.

⁴⁷ "Pay Tribute at Dinner to Dr. Robert M. Lovett," *Chicago Daily Tribune* Mar. 19, 1956: E5.

⁴⁸ "Dr. H.T. Ricketts Head of U. of C. Settlement," *Chicago Daily Tribune* April 29, 1945: F6; "Professor S.N. Harper of Chicago U. Dies; Son of University's Organizer an Authority on the Russian Language and Literature." *New York Times* Jan. 19, 1943: 19; Paul A. Goble, "Samuel N. Harper and the Study of Russia: His Career and Collection," *Cahiers du Monde Russe et Soviétique* 14(4) Oct.-Dec. 1973: 608-620.

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In historian Michael Denning's influential *The Cultural Front*, he describes the "laboring of American culture" as the combining of political consciousness with mass entertainment. Several members of the University Heights colony can be seen as figures in the Popular Front, or the Cultural Front, of the 1930s. "It is mistaken to see the Popular Front as a marriage of Communists and liberals," Denning writes, "The heart of the Popular Front as a social movement lay among those who were non-Communist socialists and independent leftists, working with Communists and with liberals, but marking out a culture that was neither a Party nor a liberal New Deal Culture." Lovett, at least, makes it explicit that his University Heights experience was part of his process of radicalization.⁴⁹

Frank Lloyd Wright, though not an overtly political figure, appears frequently in Denning's text. Wright's aesthetic was, to many, a symbol and vehicle of a new, more equitable mode of living. Wright was active in Chicago's intellectual and progressive circles, and he had many of the same formative touchstones mentioned by Lovett—among them the Chicago Exposition of 1893 and the Pullman strike of 1894. As Courtney Donnell points out in her study of Wright's town planning, the Pullman strike took place in a centrally planned, company owned township. The Pullman architect "varied the design of his basic rowhouse according to the status of the occupants." Nevertheless, "The autocratic organization of the town, where no one owned his own home, was partially responsible for the Pullman Strike of 1894."⁵⁰ This example had to be in Wright's mind when, after the turn of the century, he made his first attempts at town planning, beginning with the Quadruple Block Plan of 1901 and following with the University Heights design of 1909.

University Heights has been a key exhibit in a long-standing debate among architectural historians about the value of Wright's early community planning. As Donnell notes, Grant Manson says: '... Como Orchards is really a very early landmark in the history of American town planning.' Hitchcock writes: 'The general plan is the most ambitious of the period and should be considered with Wright's earlier and later urbanistic schemes.' Norris Kelly Smith spends several pages analyzing the project." Donnell herself argues that the Quadruple Block Plan is testament to Wright's obsession with geometric forms and that the similarly geometric layout of University Heights is simplistic, repetitive, and disregards the physical landscape: "The design of Como Orchards, where the central clubhouse stands as a symbol of the community as a sort of 'family of families' according to Smith, shows again the conflict inherent in Wright's work between the individual and the community... 'By not acknowledging this diversity Wright's planning illustrates once again, his simplistic approach to the complexity of society.'"⁵¹

More recently, there has been a reconsideration of Wright's University Heights plan. Architectural historian Donald Johnson has written extensively about Wright's work in the Bitterroot and visited the site. Johnson takes issue with dismissals of the design as formulaic and stiff. While noting that "there is something of a radiating economic hierarchy," this was a specific response to a specific set of client needs. As Wright himself wrote, the township was "designed to give accommodation to a group of university men... An arrangement of simple wood cabins with central clubhouse, where all go for meals, and transients may also be accommodated." Furthermore, a visit to University Heights makes it clear that the plan was adapted to the specific landscape. The remaining cabin is beautifully situated. Wright's original sketches, which, in a mark of favor, he published in the Wasmuth portfolio, show elevations, views, vegetation, and other natural features were taken into account.⁵²

It must be concluded that, while the two buildings themselves were not built under Wright's direction and have been significantly altered, the site itself—taking into consideration the situation of the structures and the existing features of the original landscape design—is significant. The plan was also extremely influential on Wright's next attempts at city planning, most notably the Broadacre City project. It was also, and perhaps more importantly, an influence on two studio assistants employed by Wright in 1909: William Drummond and Walter Burley Griffin. Donnell, while critical of the specific features of University Heights, does credit Wright with giving his "attention to projects like low-cost housing and a new suburb subdivision design at a very early point in the 1900's, before almost any other architect and counter to the more monumental currents of interest at that time." *Western Architect* published Drummond's Neighborhood Center plan, which

⁴⁹ Michael Denning. *The Cultural Front: The Laboring of American Culture in the Twentieth Century*. London: Verso, 1997: 5.

⁵⁰ Donnell, 15.

⁵¹ Ibid., 56-57.

⁵² Johnson, "Frank Lloyd Wright's Architectural Projects in the Bitterroot Valley, 1909-1910," and "Frank Lloyd Wright's Community Planning": 5.

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had strong similarities to Wright's work, in 1915. In this plan, Donnel writes, "The Idea of social change, especially from individual to community ownership... was paramount." Drummund "believed that social reform would produce aesthetic reform."⁵³

Drummond's city planning ideas, along with Griffin's, came into common currency in the 1930s with calls for urban renewal, slum clearance, and the more equitable distribution of resources. As noted by Donnell, meanwhile, Wright's early work had much in common with the City Beautiful movement, which posited the small town as an antidote to the malaise and corruption of city living. The legacy of University Heights finally comes full circle—the inspiration of rural life again renews the wearied spirits and tired ideas of the city dweller, while the urban aesthetes and intellectuals seek to bring uplift and refinement to underdeveloped rural areas. Lovett recalled University Heights' best years:

The scenery was magnificent. To the east, the Rockies; to the west, the Bitter Root Mountains, rising eleven thousand feet to the summit of El Capitán. The green valley and hillsides crowned by snow peaks reminded me of the Engadine. The air had a stimulating tang. The clubhouse, with great open fireplaces, was full of cheer. A dashing brook from Tip Cup Lake brought water which was distributed through irrigation ditches. There were trout in the Bitter Root River; trails through the mountains; the promise of a hunting party in the autumn over the divide into the wild Clear Water country of Idaho. I can only describe the whole effect as intoxicating.⁵⁴

His words still ring true today.

Developmental history/additional historic context information (if appropriate)

⁵³ Donnell, 61, 125-130.

⁵⁴ Lovett, 131.

University Heights Township and Historic Landscape
Name of Property

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9. Major Bibliographical References

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University Heights Township and Historic Landscape

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Chicago Daily Tribune

Missoulian (Missoula, MT)

New York Times

North West Tribune (Stevensville, MT)

Ravalli Republican (Hamilton, MT)

San Francisco Chronicle

The Washington Post

Western News (Hamilton, MT)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 69.5 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

A 11 715748 5101403
Zone Easting Northing

E 11 715138 5101081
Zone Easting Northing

B 11 715784 5100082
Zone Easting Northing

F 11 715123 5101192
Zone Easting Northing

C 11 715370 5100846
Zone Easting Northing

G 11 715389 5101403
Zone Easting Northing

D 11 715234 5101028
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The University Heights Township and Landscape Historic District boundary is a polygon defined by UTM points A-G, as listed above. The Boundary begins where the east (lower) agricultural field's northeast corner meets Snowy Mountain View Road (Point A). From here, the boundary line proceeds south, paralleling the west side of Snowy Mountain View Road to Point B, where it turns west, across the south agricultural field to the treeline (Point C). The boundary then proceeds generally northwest along the treeline and 4300ft topographic line to Point D. From there, the boundary turns west again to Point E, then north northwest to Point F, where the boundary meets the intersection of the ditch and the Forest Service Boundary. Thence, it runs northeast to Point G, and turns east to the point of the beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is drawn to include the original University Heights subdivision and the agricultural fields associated with the development. Though the orchards envisioned by the development's founders included more acreage, the landscape features, including the extant orchard, ditch, laterals, and rolling fields incorporated within the boundary are sufficient to encompass the resources and convey the property's significant historic associations.

11. Form Prepared By

name/title Mary C. Greenfield

organization Montana State Historic Preservation Office

date July 15, 2011

street & number 356 4th Street

telephone (718) 965-2463

city or town Brooklyn

state NY

zip code 11215

e-mail mary.greenfield@yale.edu

University Heights Township and Historic Landscape

Ravalli County, MT

Name of Property

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: University Heights

City or Vicinity: Darby, MT

County: Ravalli County

State: Montana

Photographer: Kathryn Hampton (exterior), Mary Greenfield (interior)

Date Photographed: June 2011

Description of Photograph(s) and number:

1 of ____.

See Continuation Sheets

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Charles and Melinda Roland

street & number 991C Lomas Santa Fe Drive, #417

telephone _____

city or town Solana Beach

state CA

zip code 92075-2125

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Township and Historic
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Name of Property

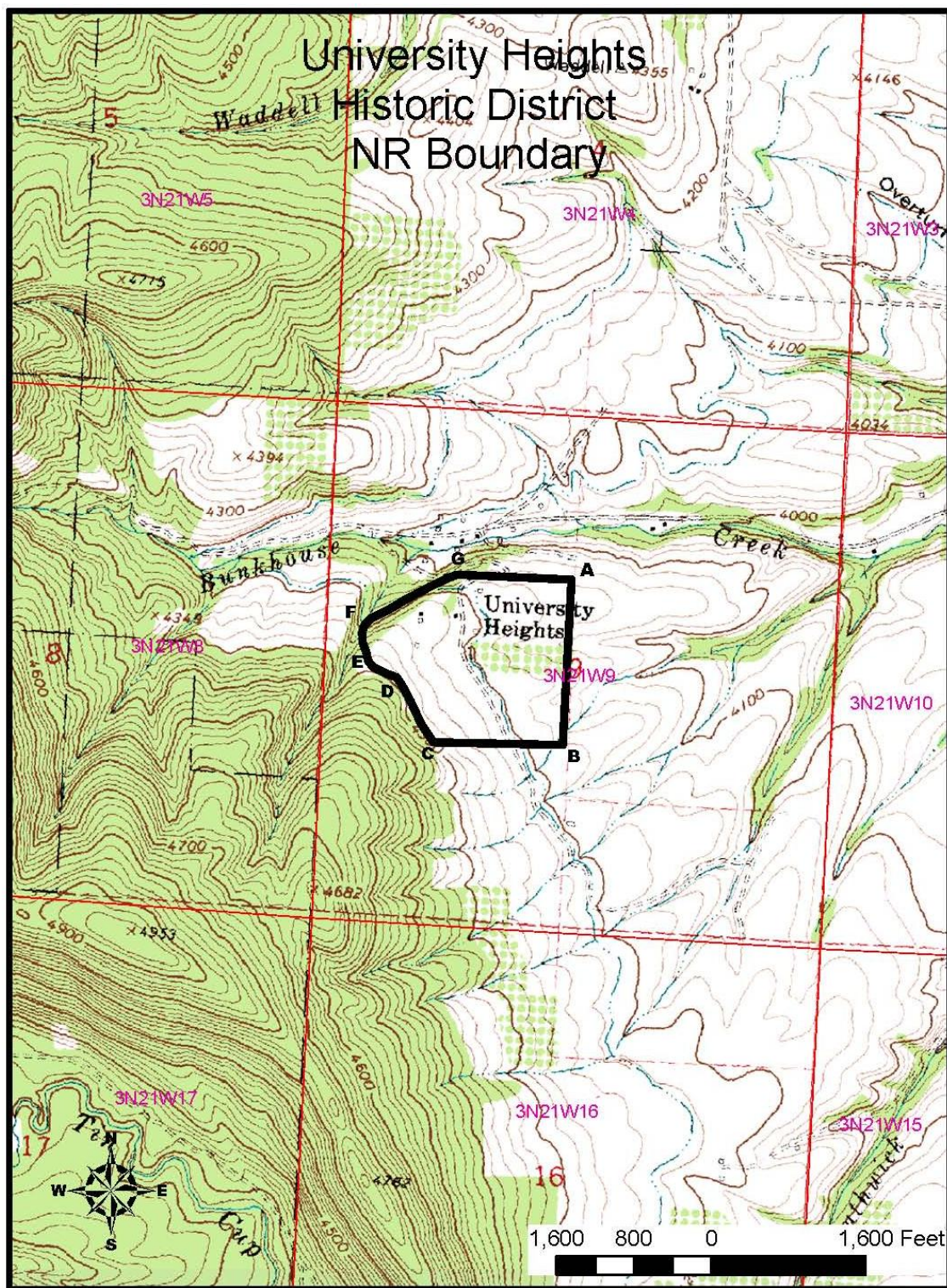
Ravalli County, MT

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N/A

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Section number 10 Page 33



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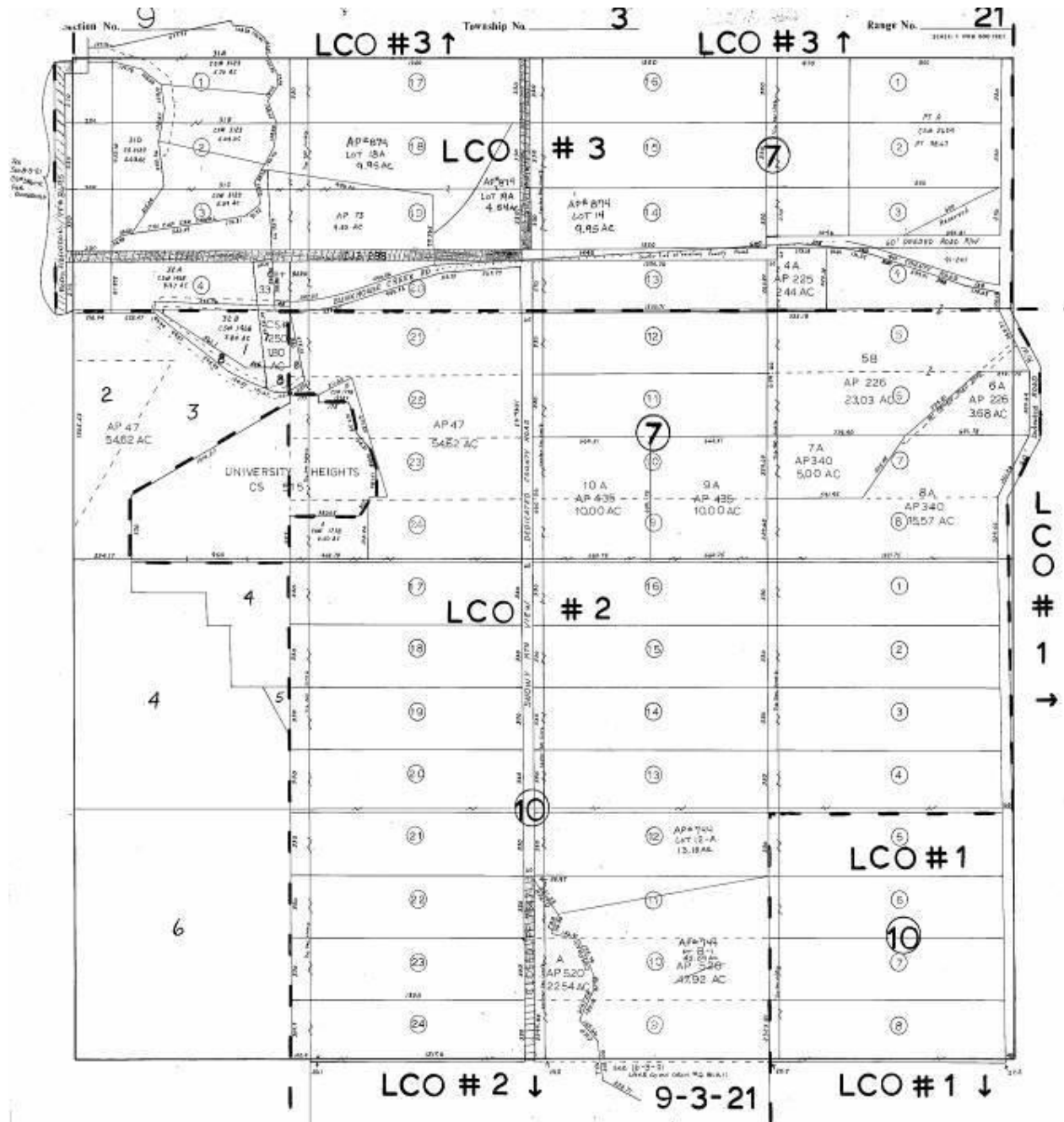
County and State

N/A

Name of multiple listing (if applicable)

Section number 10 Page 34

**UNIVERSITY HEIGHTS TOWNSHIP AND HISTORIC LANDSCAPE SECTION 9, TOWNSHIP 3N, RANGE 21W,
SHOWING UNIVERSITY HEIGHTS SUBDIVISION AND SURROUNDING AGRICULTURAL LANDS**



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Section number 10 Page 35

PLAT MAP OF UNIVERSITY HEIGHTS TOWNSHIP (1911), (north is right side of page; west is top of page)



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**MODERN AERIAL VIEW OF UNIVERSITY HEIGHTS TOWNSHIP AND SURROUNDING AGRICULTURAL
LANDS** (north is right side of page; west is top of page)



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University Heights Township and Historic
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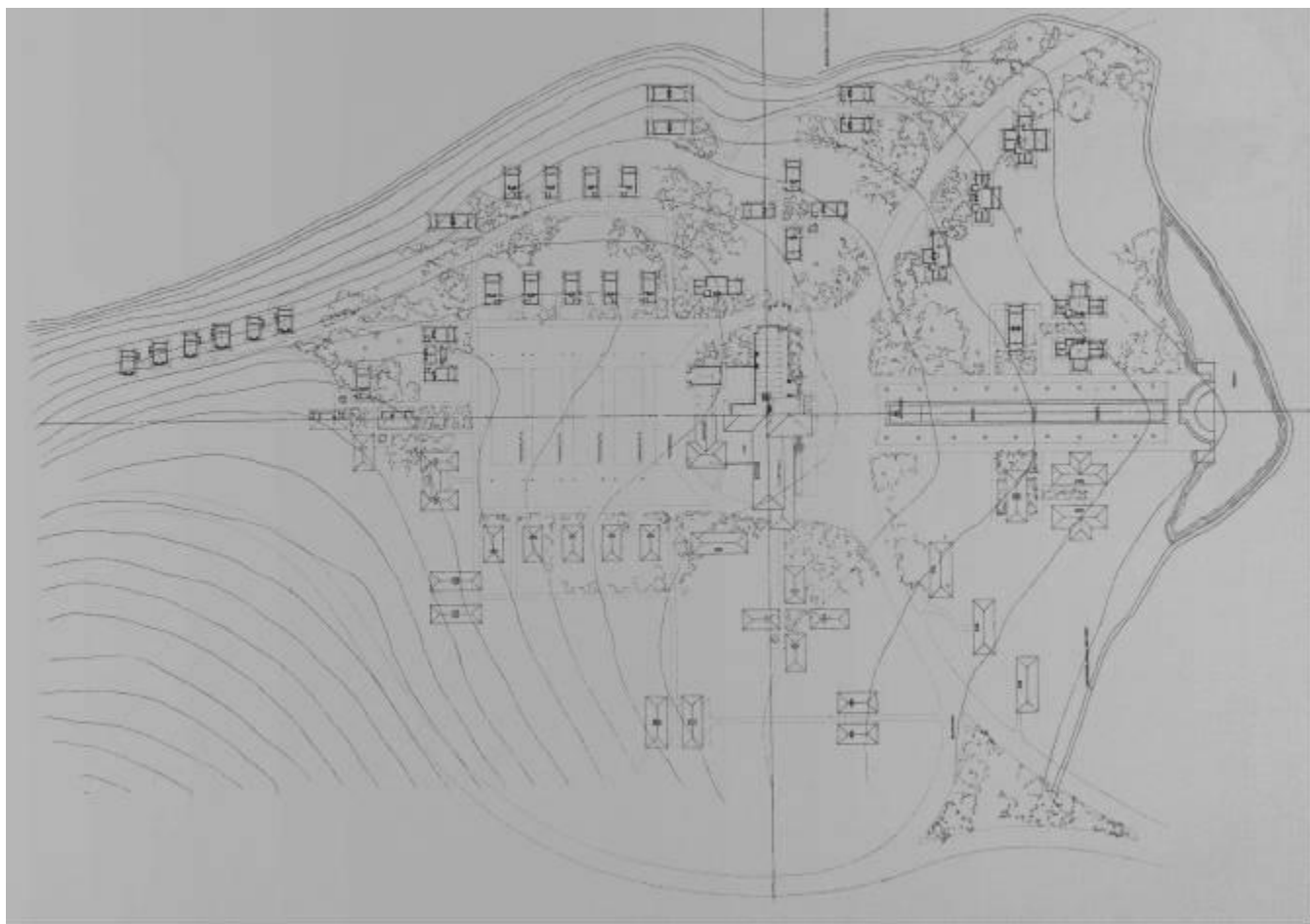
County and State

N/A

Name of multiple listing (if applicable)

Section number 10 Page 37

SKETCH OF PROPOSED UNIVERSITY HEIGHTS TOWNSHIP, EXECUTED BY FRANK LLOYD WRIGHT IN
1909, PUBLISHED 1910



Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, Palos Park, II: Prairie School Press, 1975: XLVI.

United States Department of the Interior
National Park Service

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Section number 10 Page 38

**SKETCH OF PROPOSED UNIVERSITY HEIGHTS TOWNSHIP, EXECUTED BY FRANK LLOYD WRIGHT IN
1909, PUBLISHED 1910**



Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, Palos Park, IL: Prairie School Press, 1975: XLVI.

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N/A

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Section number 10 Page 39

THREE SKETCHES OF PROPOSED CABINS FOR UNIVERSITY HEIGHTS TOWNSHIP, EXECUTED BY
FRANK LLOYD WRIGHT IN 1909, PUBLISHED 1910



Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, Palos Park, II: Prairie School Press, 1975: XLVIII.

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N/A

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Section number Photographs Page 40

PHOTO LOG

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Tree-lined circular drive between former lodge site and Wright-designed office, view to the northeast.

Photograph Number: 0001

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Mary Greenfield, Brooklyn, NY

Description and view of camera: Placed rock and tree at north elevation of cabin.

Photograph Number: 0002

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Mature apple trees at south elevation of cabin.

Photograph Number: 0003

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Rock boundary marker, sphere over square, at corner of west (upper) agricultural field.

Photograph Number: 0004

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Corrugated metal-lined irrigation ditch at northern edge of property, to west of Wright-designed office.

Photograph Number: 0005

**United States Department of the Interior
National Park Service**

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Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 41

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch bridge and gate at north side of orchard.

Photograph Number: 0006

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch gate at north side of modern residence.

Photograph Number: 0007

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard overview from Wright house southwest lawn.

Photograph Number: 0008

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard and ditch overview to south of township site.

Photograph Number: 0009

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Orchard view from northwest corner, looking southeast.

Photograph Number: 0010

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: View of lower (east) agricultural field from south side of upper reservoir.

Photograph Number: 0011

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 42

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Cows in west (upper) field from west side of orchard/ditch.

Photograph Number: 0012

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—west elevation.

Photograph Number: 0013

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—south elevation.

Photograph Number: 0014

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—east elevation.

Photograph Number: 0015

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—north elevation.

Photograph Number: 0016

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—living room facing east to sun porch.

Photograph Number: 0017

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 43

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—view east from sun porch.

Photograph Number: 0018

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—original door and windows, southeast corner of living room.

Photograph Number: 0019

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—central hearth/stone fireplace.

Photograph Number: 0020

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—detail of concrete lintel in stone fireplace.

Photograph Number: 0021

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—built-in cabinetry in large north bedroom.

Photograph Number: 0022

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—view north through original windows to placed rock and tree from large north bedroom.

Photograph Number: 0023

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 44

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House— Interior Wright House—southeast view through original windows in small bedroom on east side of south wing.

Photograph Number: 0024

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—modern kitchen in southwest corner of west wing.

Photograph Number: 0025

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera

Photograph Number: 0026: Interior Wright House—modern dining area in west wing.

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—west elevation.

Photograph Number: 0027

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—south elevation.

Photograph Number: 0028

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—east elevation.

Photograph Number: 0029

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 45

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—north elevation.

Photograph Number: 0030

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—view east from living room to modern kitchenette. Bathroom is to the north.

Photograph Number: 0031

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—central stone hearth/fireplace.

Photograph Number: 0032

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—looking north from living room through original windows.

Photograph Number: 0033

Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—looking north from bedroom in modern extension.

Photograph Number: 0034

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern residence—south and east elevations.

Photograph Number: 0035

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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 46

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern residence—east and north elevations.

Photograph Number: 0036

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Two-Story Dormitory—west elevation.

Photograph Number: 0037

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Two-Story Dormitory—north elevation.

Photograph Number: 0038

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern Garage—east elevation.

Photograph Number: 0039

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Woodshed—south and east elevations.

Photograph Number: 0040

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Shed—west and south elevations.

Photograph Number: 0041

United States Department of the Interior
National Park Service

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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 47

Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera:

Photograph Number: 0042: Chicken Coop and Small Shed—east and north elevations.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

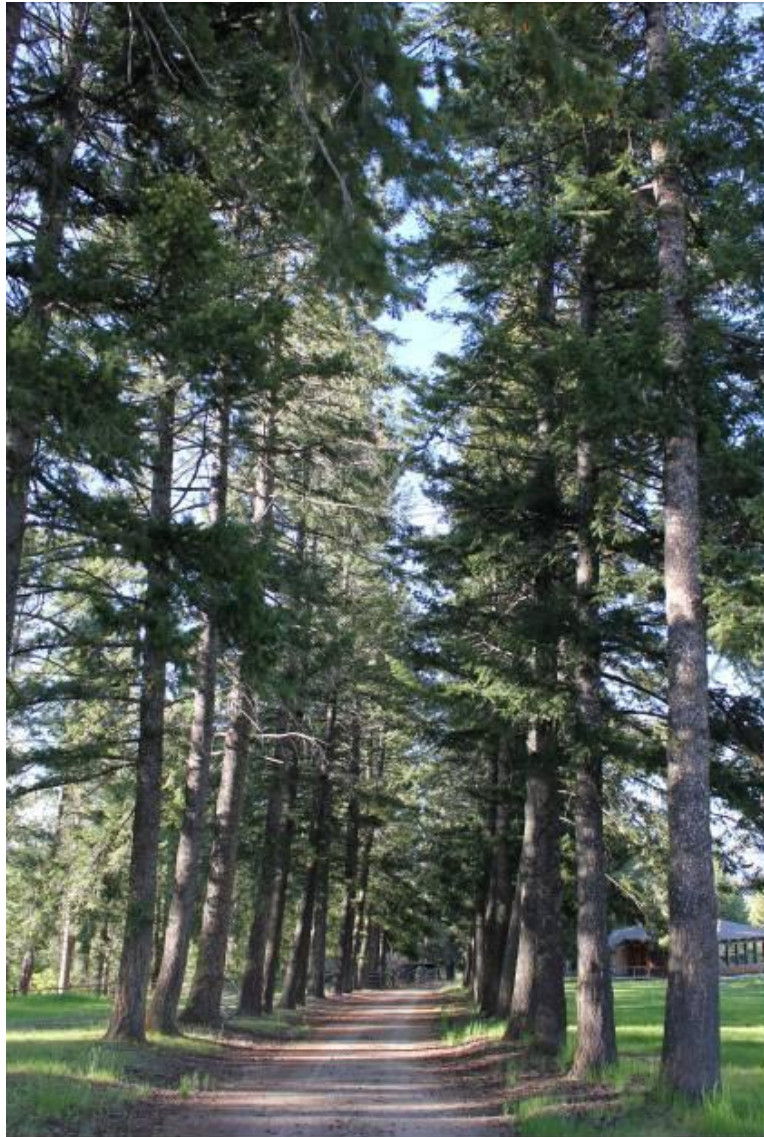
University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 48



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Tree-lined circular drive between former lodge site and Wright-designed office, view to the northeast.

Photograph Number: 0001

United States Department of the Interior
National Park Service

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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 49



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Mary Greenfield, Brooklyn, NY

Description and view of camera: Placed rock and tree at north elevation of cabin.

Photograph Number: 0002

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 50



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Mature apple trees at south elevation of cabin.

Photograph Number: 0003

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 51



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Rock boundary marker, sphere over square, at corner of west (upper) agricultural field.

Photograph Number: 0004

United States Department of the Interior
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**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 52



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Corrugated metal-lined irrigation ditch at northern edge of property, to west of Wright-designed office.

Photograph Number: 0005

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 53



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch bridge and gate at north side of orchard.

Photograph Number: 0006

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

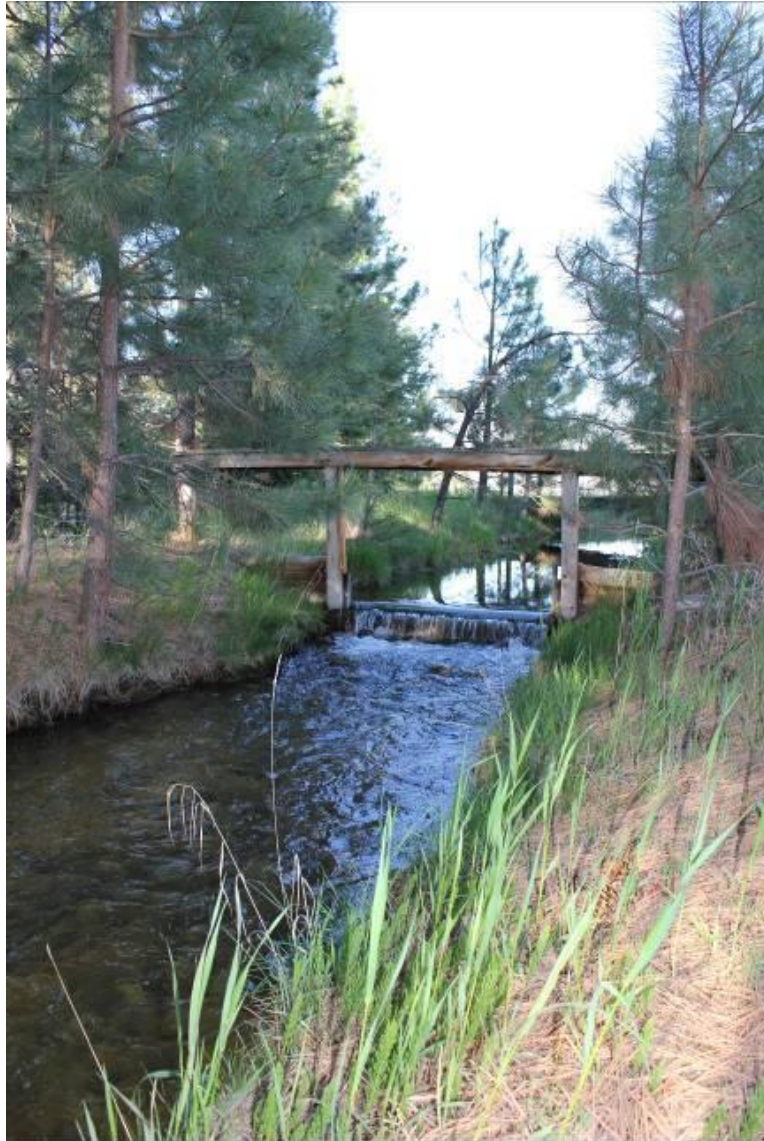
Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 54



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch gate at north side of modern residence.

Photograph Number: 0007

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 55



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard overview from Wright house southwest lawn.

Photograph Number: 0008

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 56



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard and ditch overview to south of township site.

Photograph Number: 0009

United States Department of the Interior
National Park Service

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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 57



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Site #2, orchard view from northwest corner, looking southeast.

Photograph Number: 0010

United States Department of the Interior
National Park Service

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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 58



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: View of lower (east) agricultural field from south side of upper reservoir.

Photograph Number: 0011

United States Department of the Interior
National Park Service

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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 59



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Cows in west (upper) field from west side of orchard/ditch.

Photograph Number: 0012

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 60



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—west elevation.

Photograph Number: 0013

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 61



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—south elevation.

Photograph Number: 0014

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 62



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—east elevation.

Photograph Number: 0015

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 63



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright House—north elevation.

Photograph Number: 0016

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 64



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—living room facing east to sun porch.

Photograph Number: 0017

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 65



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—view east from sun porch.

Photograph Number: 0018

United States Department of the Interior
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**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 66



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—original door and windows, southeast corner of living room.

Photograph Number: 0019

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 67



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—central hearth/stone fireplace.

Photograph Number: 0020

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 68



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—detail of concrete lintel in stone fireplace.

Photograph Number: 0021

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 69



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—built-in cabinetry in large north bedroom.

Photograph Number: 0022

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 70



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—view north through original windows to placed rock and tree from large north bedroom.

Photograph Number: 0023

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 71



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House— Interior Wright House—southeast view through original windows in small bedroom on east side of south wing.

Photograph Number: 0024

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 72



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright House—modern kitchen in southwest corner of west wing.

Photograph Number: 0025

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 73



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera

Photograph Number: 0026: Interior Wright House—modern dining area in west wing.

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**National Register of Historic Places
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 74



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—west elevation.

Photograph Number: 0027

United States Department of the Interior
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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 75



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—south elevation.

Photograph Number: 0028

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University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

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Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—east elevation.

Photograph Number: 0029

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 77



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Office—north elevation.

Photograph Number: 0030

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 78



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—view east from living room to modern kitchenette. Bathroom is to the north.

Photograph Number: 0031

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 79



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—central stone hearth/fireplace.

Photograph Number: 0032

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 80



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—looking north from living room through original windows.

Photograph Number: 0033

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 81



Name: University Heights

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Office—looking north from bedroom in modern extension.

Photograph Number: 0034

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 82



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern residence—south and east elevations.

Photograph Number: 0035

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 83



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern residence—east and north elevations.

Photograph Number: 0036

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 84



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Two-Story Dormitory—west elevation.

Photograph Number: 0037

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 85



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Two-Story Dormitory—north elevation.

Photograph Number: 0038

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 86



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern Garage—east elevation.

Photograph Number: 0039

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 87



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Woodshed—south and east elevations.

Photograph Number: 0040

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 88



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Shed—west and south elevations.

Photograph Number: 0041

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Township and Historic
Landscape

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 89



Name: University Heights

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera:

Photograph Number: 0042: Chicken Coop and Small Shed—east and north elevations.